

### Viewings

Viewings by arrangement only.  
Call 0114 2666300 to make an appointment.

### Vendors Comments

Add text here

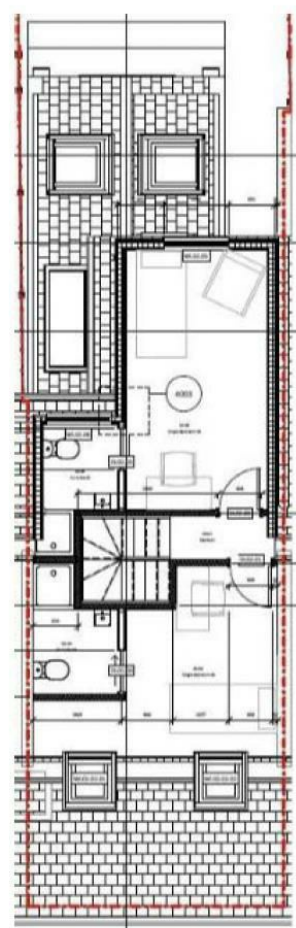
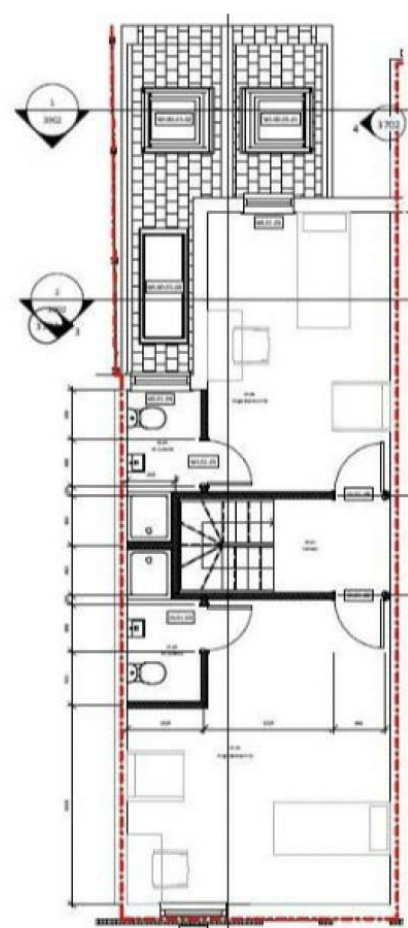
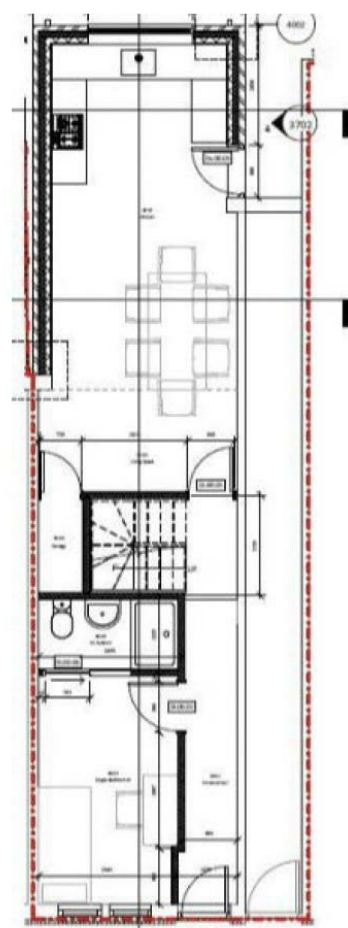
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**JC SALES & LETTINGS**

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27 Arnold Street, Derby, DE22 3EW

£108 Per week

- 4 en-suite bedrooms
- £108 per person per week
- Gas central heating and double glazing
- Perfect location for University
- Viewing highly recommended
- Stunning modern furnishings throughout
- Bills included option available at £134 per person per week
- Fully equipped modern kitchen
- Local amenities and transport links nearby
- Available for a group of 4 student or professional sharers



# 27 Arnold Street, Derby DE22 3EW

\*\*\* STUDENT PROPERTY \*\*\* FOUR EN-SUITE BEDROOMS \*\*\*  
\*\*\* £108 PER PERSON PER WEEK \*\*\* BILLS INCLUDED OPTION AVAILABLE AT £134pppw (Includes gas, electricity, fibre internet, TV licence and water bills)  
\*\*\* MODERN FITTINGS THROUGHOUT \*\*\* PERFECT LOCATION FOR THE UNIVERSITY \*\*\* AVAILABLE FROM 1ST JULY 2026 \*\*\*  
Modern four bedroom mid terrace property, with five bathrooms and very modern fixtures and fittings throughout. Excellent location for the university and conveniently located for a host of local amenities.  
In brief the accommodation comprises: entrance hall, living room with bathroom, open plan extended dining kitchen, two first floor bedrooms, both with en-suite and two second floor bedrooms, both with en-suite. Garden to the rear.  
An early viewing is highly recommended to avoid disappointment!  
EPC Grade D.

 4

 5

 1

 D

Council Tax Band: A

