



**3 Bed House - Semi-Detached**  
**40 Radcliffe Drive, Derby, DE22 3LA**  
**£1,150 Per Calendar Month**  
**Approx 699.66 sq ft**

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- Partially furnished family home
- Large driveway for easy parking
- Available to rent now
- Kitchen appliances included
- Gas central heating
- Garden to rear for relaxation
- 3 reception rooms for entertaining
- 3 cosy bedrooms

One of the standout features of this home is the large driveway, providing parking for up to four vehicles, which is a valuable asset in this area. The rear garden offers a lovely outdoor space, perfect for children to play or for hosting summer barbecues.

This semi-detached house is partially furnished, allowing you to add your personal touch while still having the essentials in place. With gas central heating, you can enjoy a warm and cosy atmosphere throughout the colder months.

Available to rent now, this property is an excellent opportunity for those seeking a comfortable and inviting home in a friendly neighbourhood. Don't miss your chance to make this lovely house your new home.





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None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

