



**3 Bed House - Semi-Detached  
40 Radcliffe Drive, Derby, DE22 3LA**

**£1,150 Per Calendar Month**

**Approx 699.66 sq ft**



**ATTAIN**  
PROPERTIES

[attain-properties.co.uk](http://attain-properties.co.uk)

- 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.

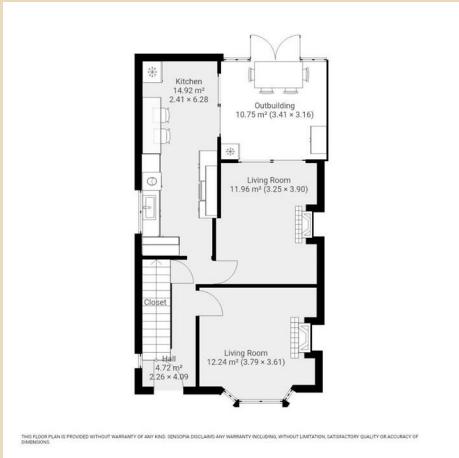
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None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



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### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 79                      |           |
| (55-68) <b>D</b>                                   | 62                      |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |



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