



2 Bed House - Terraced
30 Percy Street, Derby, DE22 3WD
£725 Per Month
Approx 635.08 sq ft



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- Available to let now
- Near Firs Primary School
- Gas hob and electric oven
- Gas central heating
- Terraced house on Percy Street
- Two cosy bedrooms
- One modern bathroom
- Spacious reception room
- Deposit Replacement Option Available (Via Reposit)
- Viewing recommended

Welcome to this charming terraced house located on Percy Street in Derby, now available to let. This delightful property offers a comfortable living space of 635 square feet, making it an ideal home for small families or professionals seeking a cosy retreat.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house features two spacious bedrooms, allowing for ample personal space, whether for a growing family or for those who appreciate a guest room or home office.

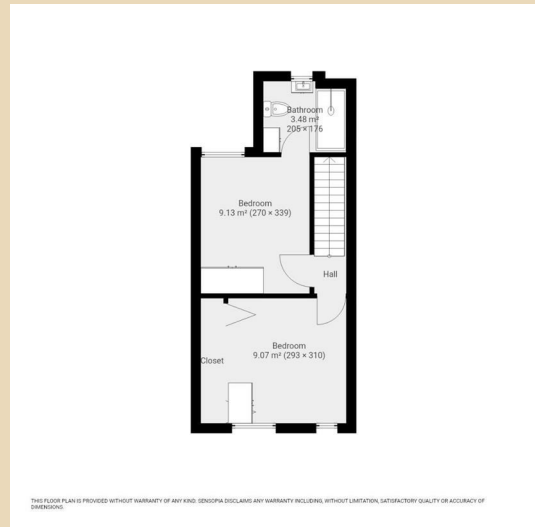
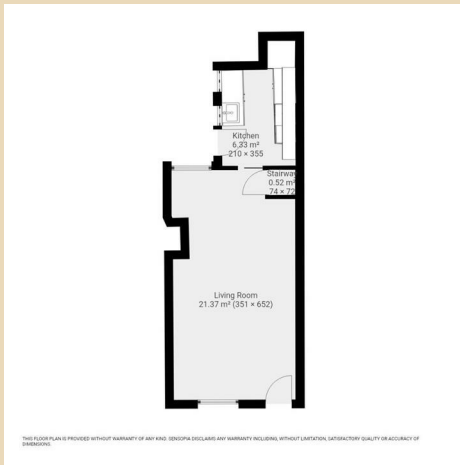
The property includes a modern bathroom, designed for convenience and comfort. The kitchen is equipped with a gas hob and electric oven, catering to all your culinary needs. Additionally, the house benefits from gas central heating, ensuring a warm and welcoming environment throughout the colder months.

Situated conveniently near Firs Primary School, this location is particularly appealing for families with young children. The surrounding area offers a blend of local amenities and green spaces, making it a pleasant neighbourhood to call home.

This terraced house on Percy Street is ready for you to move in now, providing a perfect opportunity to settle into a lovely community. Do not miss the chance to make this charming property your new home.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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