



## 7 Merchant Street, Derby, DE22 3AN

**£800 PCM**

- 1 Bathroom
- 3 Bedrooms
- Small Garden
- Unfurnished Property
- Derby
- 1 Receptions
- Street parking Available
- Sorry, No Smokers
- Mid Terraced House

# 7 Merchant Street, DE22 3AN

\*\*\* CHARMING TWO-BEDROOM MID-TERRACE HOUSE ON MERCHANT STREET, DERBY \*\*\*

Robert Ellis Lettings are pleased to offer this charming two-bedroom, mid-terrace house located on Merchant Street, Derby. Conveniently positioned close to local amenities and excellent transport links, this property is ideal for families or professionals seeking a comfortable home in a central location, with easy access to local parks, cafés, shops and historic streets.

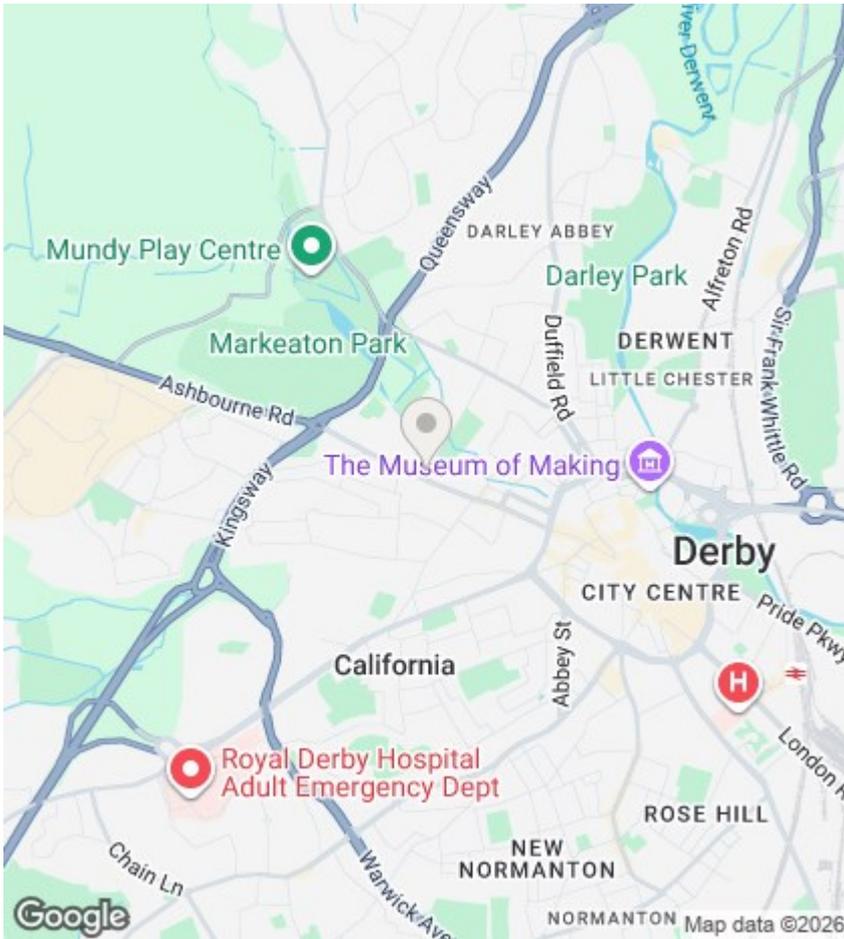
The ground floor comprises of: a welcoming spacious reception room, leading into a second reception room complete with built-in storage, kitchen with electric oven and gas hob, and a convenient downstairs bathroom. To the upstairs, there are two spacious double bedrooms, one with more built-in storage, and the second benefitting from an adjoining study, providing a versatile space for work or hobbies.



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9496740 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	