



**22 Derby Road, Borrowash, Derby, DE72 3HA**  
**£1,250 PCM**

# 22 Derby Road, Derby DE72 3HA

New to the rental market lovely three-bedroom detached property located in the popular village of Borrowash with extensive works completed including redecoration throughout and new flooring. Close to all local amenities and good road links for Derby/Nottingham.

The accommodation comprises of entrance hallway with storage cupboard, ground floor WC, lounge with feature brick wall and decorative feature fireplace, large open plan kitchen/diner with matching range of wall and base units space for washing machine and dishwasher also space for a fridge/freezer, built in electric oven, electric hob and extractor hood over. The kitchen also benefits from patio doors to allow access to the side of the property.

To the first floor are three bedrooms, two double and one single, family bathroom with white suite and mains fed shower over the bath, low level WC and pedestal wash hand basin.

Outside the property is gravel parking area for several cars, storage shed, to the rear of the property is lawn, mature hedges and paved path.

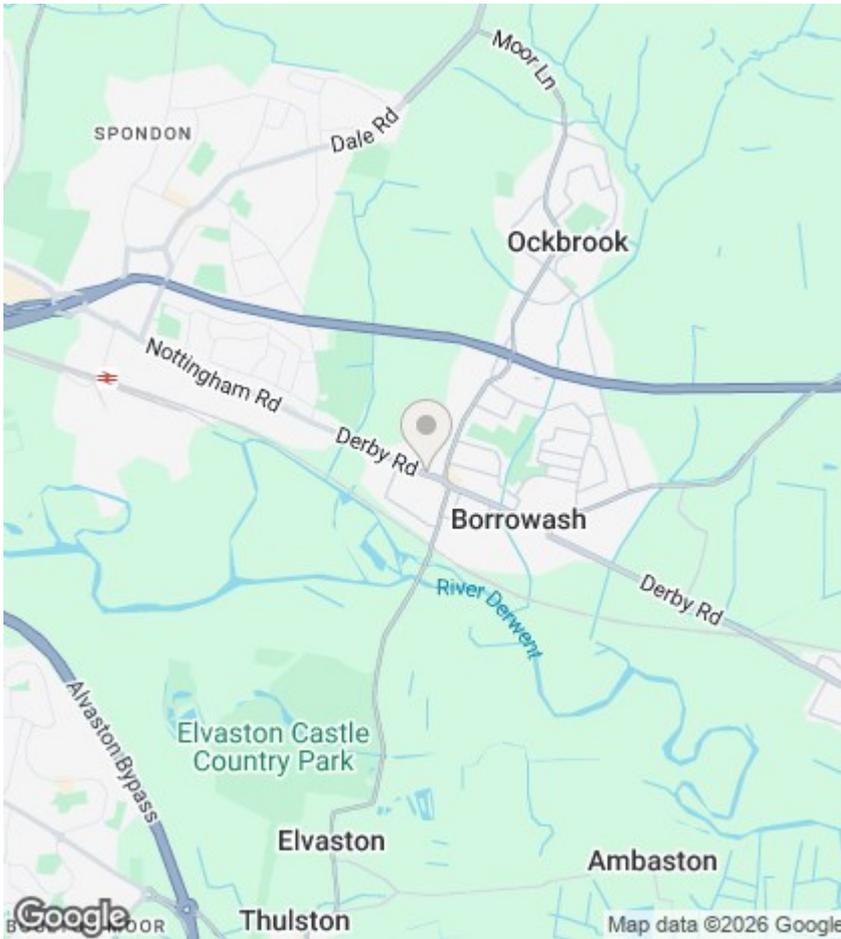
Available NOW. Accompanied viewings.



Council Tax Band: C







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

## EPC Rating:

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