



**2 Bed House - Terraced**  
**13 Frederick Street, Derby, DE22 3GE**  
**£850 Per Calendar Month**  
**Approx 839.59 sq ft**



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- New Kitchen
- Available Now
- Next to Ashgate Primary School
- Gas Central Heating
- Garden
- Electric Shower Over Bath

With a newly installed kitchen designed for modern living and a prime location next to Ashgate Primary School, this charming terraced home on Frederick Street is perfect for families and professionals alike. Nestled in the heart of Derby, this beautifully maintained property offers a delightful blend of history and contemporary comfort.

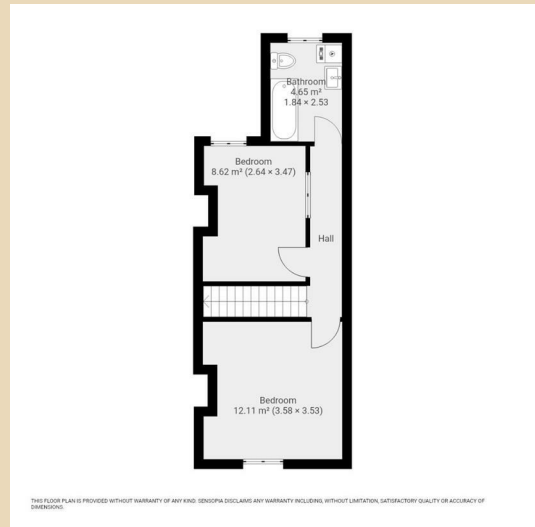
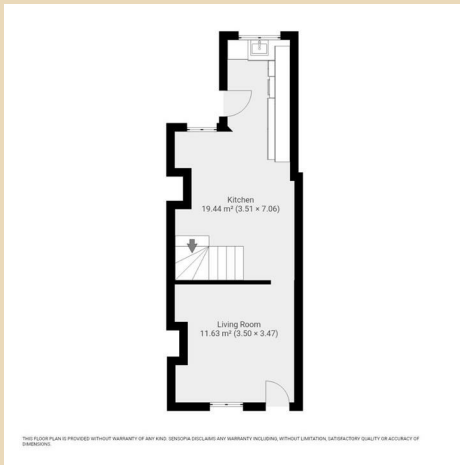
Built in 1897, this character-filled home spans an impressive 840 square feet and boasts two inviting reception rooms—ideal for entertaining or cosy nights in. The two well-proportioned bedrooms provide a peaceful retreat, while the conveniently located bathroom ensures everyday ease.

On-street permit parking adds to the practicality, while local amenities and excellent transport links make day-to-day life effortless. Whether you're a first-time buyer or searching for a smart investment, this home is a wonderful opportunity to own a piece of Derby's rich history with all the benefits of modern convenience. Don't miss the chance to make it yours!





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(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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