



**2 Bed House - Terraced**  
**116 Dean Street, Derby, DE22 3PT**  
**£750 Per Calendar Month**  
**Approx 904.18 sq ft**

 2  1  2  C

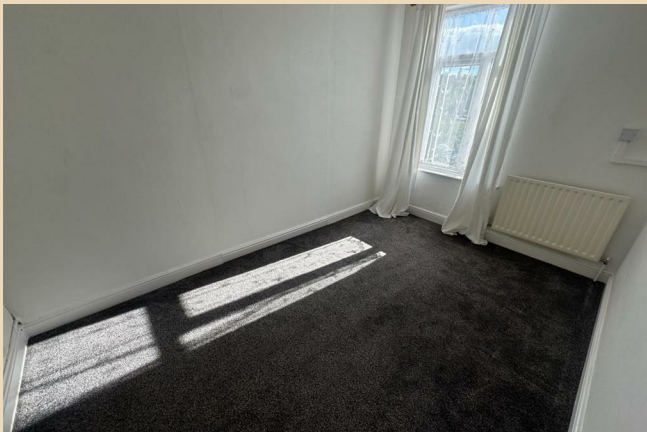
- 2 cosy reception rooms
- 2 spacious bedrooms
- 1 modern bathroom
- Terraced house on Dean Street
- 904 sq ft of living space
- Close to Derby city centre
- Near schools and parks
- Easy access to transport links

Nestled in the heart of Derby on the charming Dean Street, this delightful terraced house offers a perfect blend of character and modern living. Built in 1900, the property boasts a rich history while providing a comfortable and inviting atmosphere for its residents.

Spanning an impressive 904 square feet, this home features two well-proportioned reception rooms, ideal for both relaxation and entertaining. The spacious layout allows for a seamless flow between the living areas, making it perfect for family gatherings or cosy evenings in. The two bedrooms provide ample space for rest and privacy, catering to a variety of living arrangements, whether for a small family, a couple, or even as a rental investment.

The property includes a well-appointed bathroom, ensuring convenience for daily routines. The terraced design not only enhances the aesthetic appeal but also fosters a sense of community within this vibrant neighbourhood.

With its prime location, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking both comfort and convenience. This charming home on Dean Street is a wonderful opportunity for anyone looking to embrace the character of a period property while enjoying the benefits of modern living. Don't miss the chance to make this lovely house your new home.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Attain Properties Limited nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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	

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Attain Properties Limited nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. 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.