



## 24 Great Northern Road, Derby, DE1 1LR

This fabulous shared property is in a perfect location for Derby Royal Infirmary, Rolls Royce, Bombardier and Derby city centre. Easy access to links to the ring road, A38 and A52.

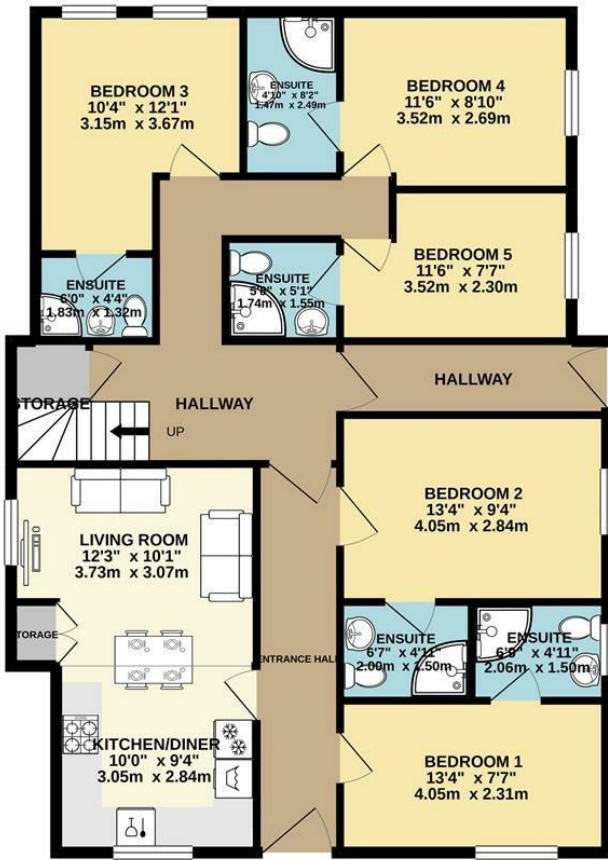
The double bedroom has an ensuite shower room and is situated on the ground floor with easy access to the communal living room and kitchen. The kitchen comes with all appliances including; kettle, toaster, microwave, washing machine and fridge freezer. The communal living room has sofas, coffee table and TV. There is also off street parking available.

- Room with En suite in HMO
- £425pcm Inclusive & £490 Deposit
- Shared Kitchen
- Part Furnished
- Parking Space Available
- EPC Rating E

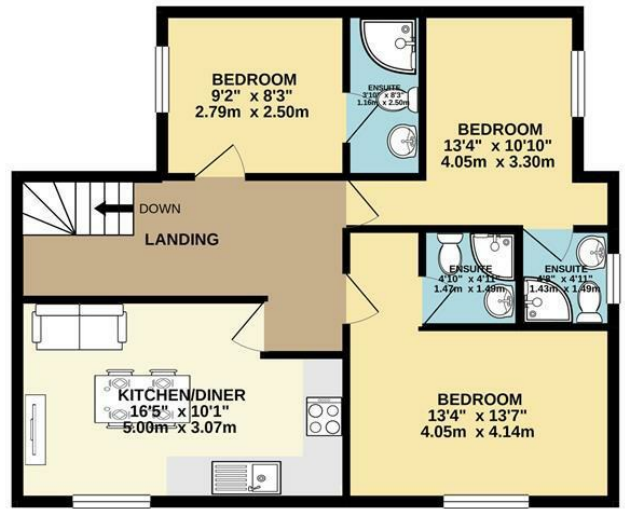
**£425 Per Calendar Month**

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GROUND FLOOR  
1174 sq.ft. (109.1 sq.m.) approx.



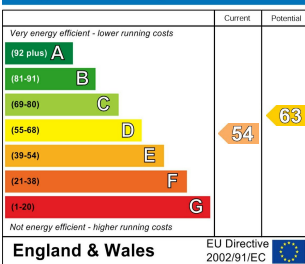
1ST FLOOR  
651 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1825 sq.ft. (169.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating

