



## 8 Hedgebank Court

Oakwood, Derby, DE21 2XS

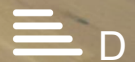
**£850 Per Calendar Month**

A well presented, two bedroomed, semi-detached residence, located in a quiet cul-de-sac location in the highly sought after suburb of Oakwood. EPC Rating D. No smokers. Available from 31st October 2024.

- Gas central heating
- Entrance hall with fitted kitchen off
- Spacious lounge/dining with access to conservatory
- Two double bedrooms and bathroom to first floor
- Landscaped and enclosed rear garden
- Driveway with off-road parking for two vehicles
- Cul-de-sac location
- Close to open countryside
- UPVC double glazing

### Viewing

Please contact our Derby Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

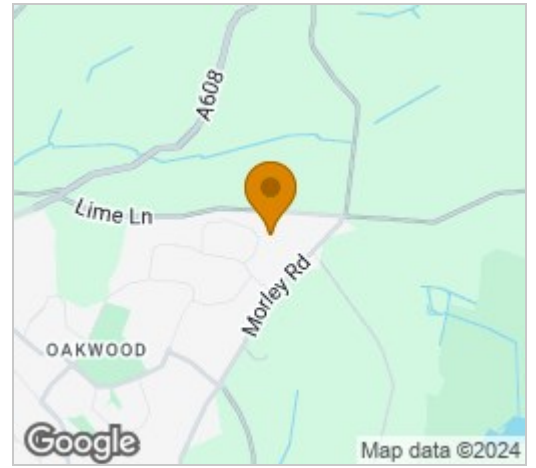




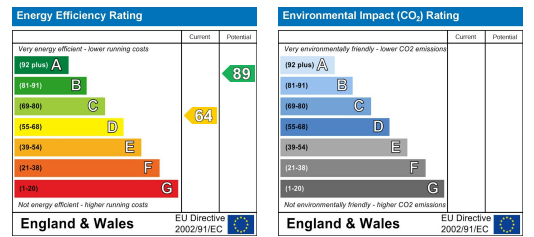
## Floor Plan



## Area Map



## Energy Efficiency Graph



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