



## 63 Bedford Street, Derby, DE22 3PE

A well presented and deceptively spacious, three bedroom traditional semi-detached, conveniently situated to local amenities with gas fired central heating, sealed unit double glazing, entrance hall, sitting room with feature fireplace, dining room, well-appointed kitchen, three well proportioned bedrooms to the first floor, family bathroom with full suite and shower. Private and enclosed rear garden with useful shed. Block paved driveway providing ample off-street car standing. Available from 2nd December 2024. EPC Rating D. Employed only, no smokers.

- Sealed unit double glazing
- Entrance hall
- Sitting room with feature fireplace
- Dining room
- Well-appointed kitchen
- Three well proportioned bedrooms to the first floor
- Family bathroom with full suite and shower
- Private and enclosed rear garden with useful shed
- Block paved driveway providing ample off-street car standing for two vehicles
- Gas fired central heating

**£925 Per Calendar Month**

