



## 1 The Bath Houses Rutland Street

Matlock, Derby, DE4 3GN

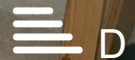
**£795 Per Calendar Month**

Spacious two bedroom semi detached cottage Gas fired central heating and double glazed living accommodation briefly comprises dining kitchen, open plan living / dining room, principal bedroom to the first floor, with wardrobes, further double bedroom, bathroom with full suite and shower cubicle. Courtyard garden to the side. EPC Rating D. No smokers. Available now.. (NO OFFSTREET PARKING - ON STREET PARKING ONLY).

- Sealed unit double glazing
- Spacious Dining Kitchen
- Open plan living dining room
- Gas fired central heating
- New Carpets
- Freshly Decorated

### Viewing

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



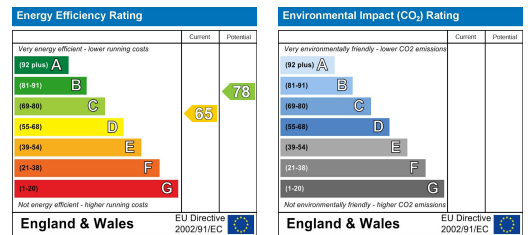
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.