



## 6 Lathbury Close

, Derby, DE21 4SL

**£850 Per Calendar Month**

Available TO LET is this generous two-bedroom town house located just outside of Derby City Centre in the popular area of Chaddesden. The property in brief; comprises of Entrance Hall, downstairs bathroom with low level WC & basin. A spacious living area with feature electric fire, kitchen with four ring gas hob and electric oven, space for large fridge freezer and washing machine. To the first floor are two double bedrooms and a modern 3pc bathroom suite with shower over bath, heated towel rail, tiled floor. No Smokers. EPC rating D. Available from 1st April 2025.

- Modern town house in a prime location
- Gas central heating and double glazing
- Off-road parking
- Low maintenance rear garden
- Let & Managed by Scargill Mann & Co

### 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.



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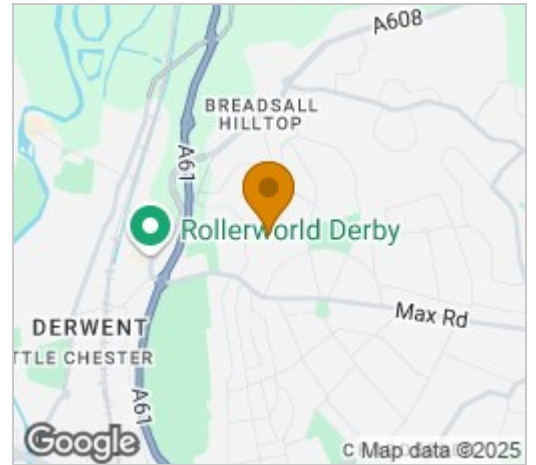
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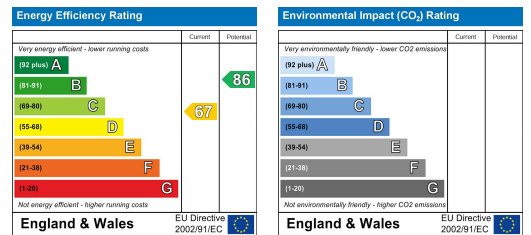
## Floor Plan



## Area Map



## Energy Efficiency Graph



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