

SCARGILL  
MANN & Co

EST. 1995

TO LET

20 Cross Street, Derby, DE22 3FZ

£850 Per Calendar Month



- Traditionally styled two bedroom terrace property
- Double glazing
- Lounge with gas fire
- Fitted kitchen with many appliances
- Family bathroom
- Gas central heating
- Recently redecorated and refurbished
- Separate dining room with gas fire
- Two double bedrooms
- Manageable garden

## THE PROPERTY

A recently refurbished part furnished two double bedroom, traditional terrace, enjoying highly convenient position within walking distance of Derby city centre with gas fired central heating, sealed unit double glazing, sitting room, dining room, fitted kitchen, two double bedrooms to the first floor, bathroom. Enclosed low maintenance rear garden. EPC Rating C. Available from 9th June. No smokers.

## SITUATION

## Directions