



## Derby Street, Beeston

Freehold

Double Bedroom with En-suite • House Share • Private Garden • Wifi Extenders • On-street Parking • Open Plan Living • Walking Distance to Beeston Centre & Tram Station • Close to University of Nottingham • Close to Local Shops, Cafes & Bars





| Your Next Student Home 2026-27 | £155pppw | Bills  
Inclusive Option Available | £350 Deposit | House Share |  
360 Virtual Tour Available | Double Bedroom | En-suite |  
Private Garden |  
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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### Open Plan Living / Kitchen

The kitchen is fitted with a electric cooker and oven, perfect for unleashing your inner chef. The kitchen is perfect for socialising. The kitchen is fitted with a fridge/freezer with plenty of storage available. The living room is a perfect space for putting your feet up after a long day or relaxing with friends with large windows it brings lots of natural lighting in. This is a perfect space for you to claim yours. The dining room is fitted with a large table with 4 chairs, with an abundance of natural light, this is a perfect space to enjoy meals. This space accommodates for all and it's perfect to host guests or enjoy your home-cooked meals.

### Hallway

This bright and stylish hallway creates a great first impression as you enter the home. With modern décor, fresh flooring, and a clean two-tone wall finish, it feels both contemporary and inviting. The staircase is neatly carpeted for comfort, and the space is well lit, making it a pleasant area to pass through each day. It sets the tone for the rest of the property—clean, modern, and welcoming.

### Utility Room

This modern utility room is a practical and stylish addition to the home. With smart cabinetry, a fresh tiled splashback, and a handy countertop for sorting laundry, it's designed to keep everyday tasks simple and

## REAR GARDEN

This spacious rear garden offers a clean, open outdoor area that's perfect for relaxing, socialising, or enjoying some fresh air. With a well-kept lawn and a neat paved patio, it's ideal for outdoor seating, summer barbecues, or simply unwinding after a long day. The high brick and wooden fencing provide plenty of privacy, creating a peaceful space that feels secure and inviting. A great low-maintenance garden that adds real value to the home.



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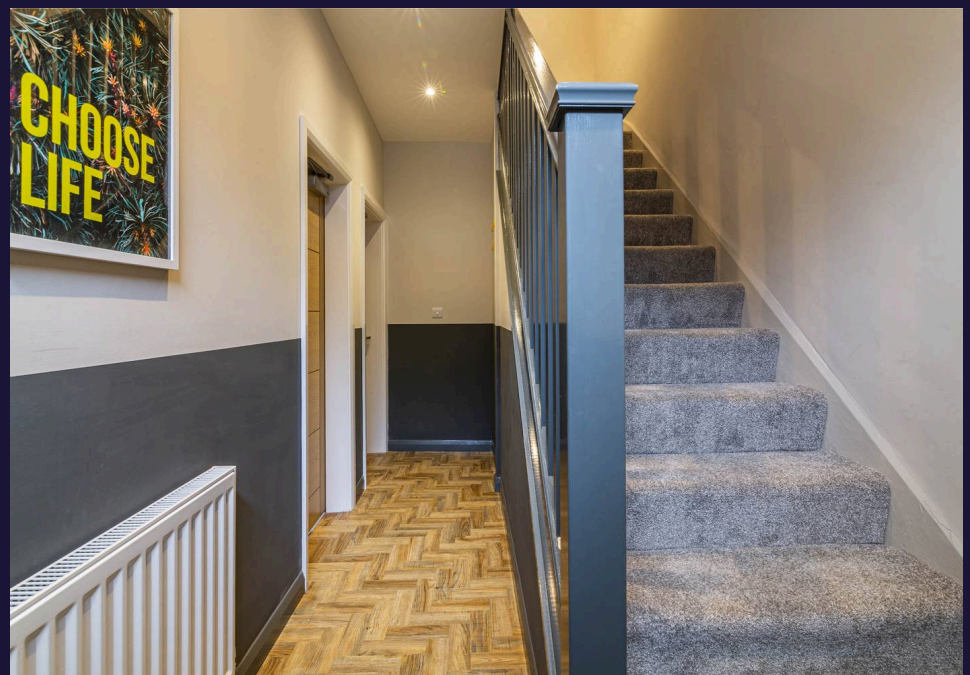
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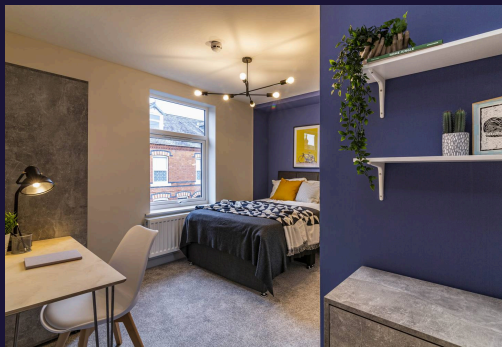
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| 16 Minute Walk to University of Nottingham | 9 Minute Walk to Beeston  
Centre | 17 Minute Walk to Beeston Train Station |  
Council Tax band: B

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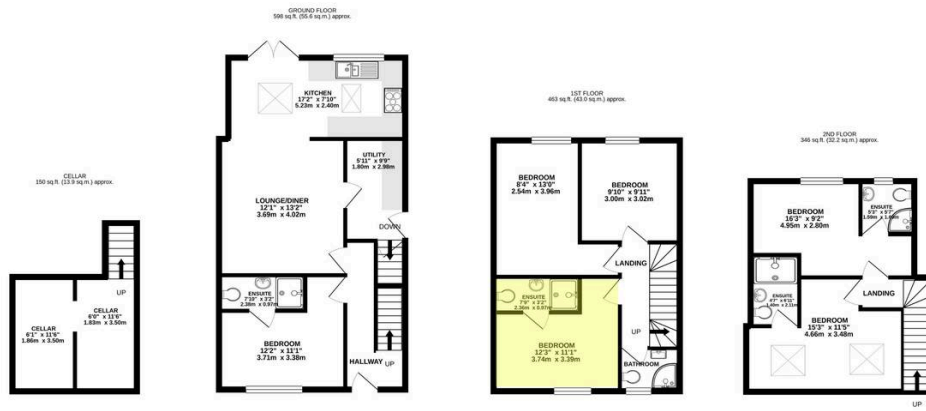
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**TOTAL FLOOR AREA : 1558 sq.ft. (144.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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