



## 10 Samantha Court

Oakwood, Derby, DE21 2JQ

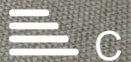
**£795 Per Calendar Month**

A well presented two bedroom townhouse with UPVC double glazing, electric heating, hall, sitting room, breakfast kitchen, two bedrooms to the first floor, family bathroom with shower, enclosed rear garden and parking to the front. EPC Rating C. Available from 4th July 2025. No smokers.

- Electric heating
- Hall
- Sitting room
- Breakfast kitchen
- Two bedrooms to the first floor
- Family bathroom with shower Enclosed rear garden
- Parking to the front
- UPVC double glazing
- 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.





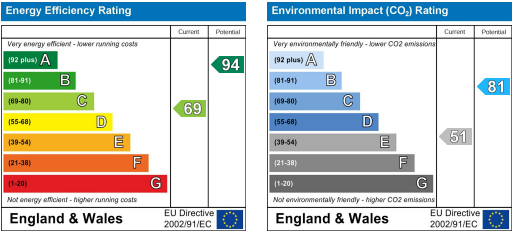
Floor Plan



Area Map



Energy Efficiency Graph



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