



## 26 Longford Street

, Derby, DE22 1GH

**£825 Per Calendar Month**

A recently refurbished, well presented traditional two bedroomed terrace property, close to Markeaton Park, Derby ring road and within easy reach of a range of local amenities. The accommodation briefly comprises entrance hallway, two ground floor reception rooms, fitted kitchen, two bedrooms to the first floor, passaged landing and bathroom with full suite and shower, low maintenance rear garden and useful cellar. The property is also gas centrally heated and double glazed. No smokers. Available from 7th July 2025. EPC Rating C.

- Sealed unit double glazing Walking distance to local amenities
- Close to the fashionable Kedleston Road district
- Easy access to Darley Park Close to link road including A38/A52/outer ring road Entrance hall
- Sitting room with feature fireplace
- Separate dining room Well equipped kitchen
- Principal bedroom to the first floor
- Further double bedroom Bathroom with full suite and electric shower
- Enclosed low maintenance rear garden
- Gas central heating

### 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.



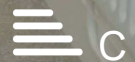
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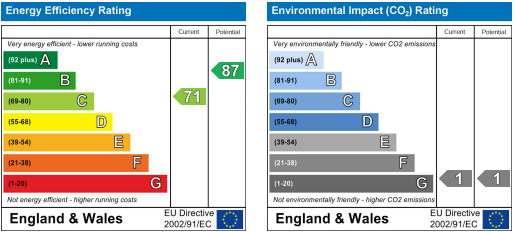
Floor Plan



Area Map



Energy Efficiency Graph



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