



**4 Farm Street**  
Derby, DE22 3UH  
**£750 Per Calendar Month**

Two bedroom terraced property, gas central heating, uPVC double glazing, lounge with feature fireplace, separate dining room, fitted kitchen with split level oven and hob, extractor hood, two private bedrooms to the first floor, modern bathroom with shower over, easy to maintain garden, outbuilding with plumbing for washing machine, brick built store. No smokers. Available from 17th August 2025.

**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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.