



39 Calvert Street
Derby
DE1 2RQ

Per Calendar Month
£850 Per Calendar Month

- Railway Terrace conservation area Bullet #2 Convenient for the Railway Station and Pride Park Bullet #3 Within the most popular and improving Castleward development Bullet #4 Easy walking distance to Derby City centre Bullet #5 Immediate occupation availa
- Convenient for the Railway Station and Pride Park
- Easy walking distance to Derby City centre
- Gas central heating
- Delightful rear garden
- Private parking
- Two bedrooms
- Fitted kitchen
- Fitted bathroom with Shower
- Book a viewing today

SCARGILL
MANN & CO
EST. 1995

GENERAL INFORMATION

A delightful period traditionally styled brick and tile terraced cottage style residence enjoying a fine position in the historic railway terrace conservation area and being of Grade II listing. The property offers delightful accommodation and is now available after undergoing redecoration.

LOCATION

This historic and popular location boasts a wide range of enviable local facilities close by within the district known as Castleward. It includes restaurants and bars, swift access to the railway station and walking distance to the City centre and Pride Park.

SITTING ROOM

4.25 (into recess) x 3.18 (13'11" (into recess) x 10'5")

With feature period style fireplace with inset coal effect gas fire, shelving to recesses, double central heating radiator, original sash window to the front with secondary glazing fitted. Doorway leads to

DINING KITCHEN

4.25 x 3.18 (13'11" x 10'5")

Having fitted base units, stainless steel sink unit and draining board, built-in four ring gas hob, wall mounted combination boiler servicing hot water and central heating system, fitted work surfaces, feature inglenook decorative fireplace with additional units & Electric oven, stairs leading to the first floor, plumbing suitable for an automatic washing machine. Doorway with stone stairs, steps lead down to

CELLAR

With power and lighting

TO THE FIRST FLOOR

LANDING

With useful storage/airing cupboard and doorway leads to

BEDROOM ONE

3.92 x 3.17 (12'10" x 10'4")

With built-in wardrobe, shelving to the recess, central heating radiator and original feature sash window to the front with secondary glazing.





BEDROOM TWO

2.66 (into recess) x 3.14 (8'8" (into recess) x 10'3")

With shelving to recess adjacent to the chimney breast, central heating radiator, original window to the rear with fitted secondary glazing, built-in wardrobe.

BATHROOM

With three piece suite in white comprising panelled bath with mains shower over, pedestal wash hand basin, low flush wc, central heating radiator, obscure window to the rear.

OUTSIDE

To the rear of the property is a low maintenance lawned garden with a selection of fruit trees and gated pedestrian access to the side. The property is set back from the road behind a low maintenance fore garden with adjacent driveway providing off street car standing for one vehicle.

DIRECTIONAL NOTE

Leaving Derby City Centre via London Road head south east for approximately ¼ of a mile, turn left into Midland Road, follow the road round to the left hand bend in front of the railway station turning left into Midland Place eventually bearing right into Calvert Street where the property will be located on the right hand side as denoted by our to let board.



SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 13th July 2026.

ADDITIONAL INFORMATION

Rent: £850 pcm

Holding Deposit: £196 (1 Week taken on application)

Security Deposit: £980 (5 Weeks)

Council Tax Band: B – Derby City

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS –

Gas Supply: MAINS

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central

Broadband type: BT Openreach, please check Ofcom website.

PROPERTY RESERVATION FEE

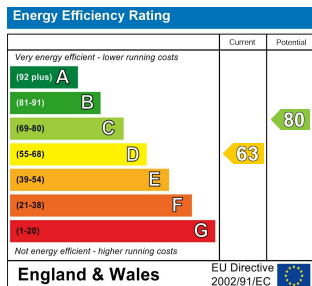
DEPOSIT

5 Weeks Rent..

VIEWING

By prior appointment through Scargill Mann & Co Derby office
(01332) 206620





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