



2 Old Chester Road
Chester Green
Derby
DE1 3SA

Per Calendar Month
£750 Per Calendar Month

- Close to local amenities
- Deceptively spacious
- Gas fired central heating Entrance hall with Minton floor
- Open plan living / dining room
- Well appointed breakfast kitchen
- Downstairs WC
- Three bedrooms
- Family bathroom with full suite and electric shower
- Enclosed low maintenance rear garden
- Viewing highly recommended Can be part furnished by further negotiation

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Enjoying a prominent position in this sought after residential suburb of Derby, the property offers easy road access to the Derby inner and outer ring roads and onward to the A38, A52 and A50 trunk roads leading to the M1 motorway and East Midlands International Airport.

ACCOMMODATION

With feature Minton tiled flooring. Central heating radiator. Doorway leads to

ON THE GROUND FLOOR

SITTING ROOM

3.55 x 3.38 (11'8" x 11'1")

With central heating radiator and single glazed windows to the front elevation and feature fireplace.

OPEN PLAN DINING / SECOND SITTING ROOM

3.65 x 3.44 (12'0" x 11'3")

With feature fireplace, central heating radiator and single glazed window to the rear. Doorway leads to





WELL APPOINTED BREAKFAST KITCHEN

5.85M x 3.09 (19'2" M x 10'2")

With ceramic floor tiling, feature breakfast bar and a range of fitted base and wall units having matching cupboard fronts. Inset one and a quarter sink unit, modern mixer tap, plumbing suitable for an automatic washing machine and range oven. Breakfast area with double radiator, double glazed window to the rear, two glazed and panel doors provide access to the rear garden. Doorway leads to

DOWNSTAIRS WC

With continuation of the ceramic floor tiling, low flush WC, single glazed window to the rear and wall mounted combination boiler servicing the central heating and hot water systems.

TO THE FIRST FLOOR

BEDROOM ONE

4.41 x 3.55 (14'6" x 11'8")

With double central heating radiator and sealed unit double glazed window to the front. TV aerial point.

BEDROOM TWO

3.52 x 2.63 (11'7" x 8'8")

With TV aerial point, double central heating radiator and sash window to the rear.



BEDROOM THREE

3.94 x 3.10 (12'11" x 10'2")

With double radiator, sash window to the rear and sealed unit double glazed upvc window to the side. TV aerial point.

FAMILY BATHROOM

Full suite in white comprising low flush WC, pedestal wash hand basin and panelled bath having electric shower over. Complementary ceramic wall tiling, centrally heated ladder style towel rail and obscure sash window to the side.

OUTSIDE

Directly to the rear of the property is a low maintenance enclosed garden enjoying a degree of privacy.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished but can be furnished by further negotiation. No smokers. Available mid March 2022.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in.

NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

VIEWINGS

By prior appointment through Scargill Mann & Co. Derby Office on 01332 206620

ASHBOURNE

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DERBY LETTINGS

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Energy Efficiency 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	← 1	← 1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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