



35 Dean Street
Derby
DE22 3PS

Per Calendar Month
£595 Per Calendar Month

- Lounge
- Dining Room
- Kitchen
- Two bedrooms
- Bathroom
- Private rear garden

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

The property is situated close to the hearth of Derby City centre and is within easy walking distance for all major shops, recreational facilities, bars and restaurants and also local industries. There is a full range of local shops close at hand.

The property is constructed to traditional design and offers; lounge, dining room, kitchen, to the first floor are two bedrooms and a private bathroom. Outside is a low maintenance garden.

LOCATION

The city of Derby offers a choice of facilities and amenities including shopping centres, choice of leisure centres and gyms, large office sector and conveniently situated close to Rolls Royce and other major employers.

ACCOMMODATION

ON THE GROUND FLOOR

SITTING ROOM

4.51m x 3.35m

With double central heating radiator and wall mounted gas fire with tiled hearth, TV aerial point and window to the front. Doorway leads to:-

DINING ROOM

3.04m x 3.37m

with double glazed window to the rear, central heating radiator and wall mounted gas fire. Glazed and panelled door leads to:-

FITTED KITCHEN

4.28m x 1.77m

With a range of granite effect laminated work surfaces, built-in stainless steel sink and draining board with mixer tap, integral electric fan assisted oven with four ring gas hob, wall mounted combination boiler, range of fitted base, wall and drawer units having matching cupboard fronts. Central heating radiator, window to the rear and side elevations, further glazed and panelled door leading to the rear garden.

TO THE FIRST FLOOR

BEDROOM ONE

3.48m x 3.35m

With useful storage cupboard, radiator and window to the front.

BEDROOM TWO

3.66m x 2.31m

With double radiator and window to the rear.

BATHROOM

A modern family bathroom with full suite comprising panelled bath with electric shower over, ceramic wall tiling, close coupled WC and pedestal wash hand basin, extractor fan, radiator and obscure window to the rear elevation.

OUTSIDE & GARDENS

Directly to the rear of the property is a manageable garden.

DIRECTIONAL NOTE

From Derby proceed via the main Uttoxeter New Road having past the cemetery turn left into Upper Boundary Road, then at the T-junction bear left then right into Boundary Road. Continuing along Boundary Road having past the public house on the right hand side then becomes Dean Street, the property is situated on the left hand side.

SPECIFIC REQUIREMENTS

The property is to be unfurnished. No smokers. Available from 22nd July 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.

VIEWING

By prior appointment with Scargill Mann and Co. Derby office on 01332 206620.

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

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