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30 The Settlement  
Ockbrook  
Derby  
DE72 3RJ

Per Calendar Month  
£995 Per Calendar Month

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- Three bedroom semi-detached
- Fully refurbished
- Fully redecorated
- Gas central heating
- Off road parking
- Fitted kitchen
- Bathroom with shower over bath
- Quiet village location

SCARGILL  
MANN & CO

EST. 1995



## GENERAL INFORMATION

A superbly presented traditional semi-detached three bedroom property. The property has just undergone full refurbishment and decoration, with all new units in the kitchen and the bathroom. The property from a lounge, diner and a separate kitchen. To the first floor there are three bedrooms and a family bathroom.

There is off road parking to the rear of the property.

## LOCATION

The property itself enjoys a convenient village position being close to local amenities and facilities. The A52 can be easily accessed providing swift onward travel to Derby and Nottingham linking to other regional centres and the motorway network

## ACCOMMODATION

### ON THE GROUND FLOOR

#### LOUNGE

3.63m x 4.24m (11'10" x 13'10")

Decorative fireplace and central heating radiator.

#### DINING AREA

3.11m x 3.68m (10'2" x 12'0")

Units, work surface, sink and central heating radiator.

#### KITCHEN

3.67m x 1.85m (12'0" x 6'0")

Newly fitted units, ceramic hob, electric oven and extractor fan.

### TO THE FIRST FLOOR

#### BEDROOM ONE

4.22m x 3.10m (13'10" x 10'2")

Central heating radiator.

#### BEDROOM TWO

2.79m x 3.70m (9'1" x 12'1")

With central heating radiator.





#### BEDROOM THREE

2.74m x 2.65m (8'11" x 8'8")

With central heating radiator,.

#### BATHROOM

2.40m x 1.60m (7'10" x 5'2")

Newly fitted bathroom suite with shower over bath.

#### OUTSIDE & GARDENS

To the front of the property, there is a gravelled pathway and small lawn area.

To the side and rear of the property, there is a yard with an outbuilding with power and a secondary external store accessed to the rear of the building, also with power supply.

Parking is in a communal area to the rear of the property.

#### DIRECTIONAL NOTE

The approach from Derby is via the A52 dual carriageway to Nottingham. Take the left hand turn into the slip road signposted Ockbrook/Borrowwash, left at the 'T' junction to Victoria Avenue and proceed into Ockbrook village. After passing the cricket ground on the left hand side take your first turning left into Bakehouse Lane, follow the road around and at the bend in the road, bear right into The Settlement (Ockbrook Moravian Private School), proceed up the hill.



#### SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available now.

#### 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 through Scargil Mann & Co Derby Office on 01332 206620.



### ASHBOURNE

8 Market Place  
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### DERBY

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### MATLOCK

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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			84
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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