

SCARGILL  
MANN & CO

EST. 1995

TO LET

2 Church Close, Smalley, Derby, DE7 6JX

£1,200 Per Calendar Month



- Tastefully decorated
- Sealed unit double glazing
- Living room with bay window
- Principle bedroom to the first floor with en-suite, three further bedrooms
- Enclosed rear garden, driveway providing ample off-street car standing and carport
- Gas central heating
- Entrance hall, guest cloakroom
- Well equipped and appointed kitchen with appliances Dining room with patio doors
- Family bathroom
- Minimum 6 month tenancy

## THE PROPERTY

A four bedroom modern unfurnished semi-detached property. The tastefully decorated and gas centrally heated accommodation briefly comprises: entrance hall, guest cloakroom, living room, dining room and well appointed kitchen. To the first floor the master bedroom has a luxurious en-suite, three further bedrooms and family bathroom. To the rear of the property is a fully enclosed lawned garden with adjacent driveway leading to carport. EPC Rating C. No smokers. Available 25th March.



## SITUATION

## Directions