

SCARGILL
MANN & CO

EST. 1995



30 Astcote Close

, Heanor, DE75 7TH

£825 Per Calendar Month



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GENERAL INFORMATION

AVAILABLE NOW is a well presented Two Bedroom town house , in the popular town of Heanor. EPC C

To the rear of the property is a low maintenance garden. Ample on street parking available.

The property in brief comprises; a spacious lounge with access to the rear garden. Modern Fitted kitchen with ample wall and base units, built in electric oven and gas hob with extractor over. Sink with drainer and mixer tap, the kitchen comes complete with space for a washing machine and fridge freezer.

To the first floor are two bedrooms and bathroom complete with low level WC, pedestal wash basin, panelled bath with mains fed shower unit.

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ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALLWAY

Entrance via wooden framed front door; Vinyl flooring, access to the kitchen and lounge.

KITCHEN

8'8" x 8'0" (2.66m x 2.45m)

Modern fitted kitchen with base and wall units and larder unit, work top, stainless steel sink unit, part tiled walls, space for tall fridge freezer, integrated oven, hob and extractor above, vinyl flooring, plumbing for washing machine.

LOUNGE

15'4" x 11'9" (4.69m x 3.59m)

UPVC window and door to rear garden, radiator, vinyl flooring, stairs rising to the first floor fitted with new carpet.

TO THE FIRST FLOOR

BEDROOM ONE

12'2" x 11'10" (3.72m x 3.62m)

Double bedroom fitted carpet, UPVC Windows to the rear elevation. Built in wardrobe.

BEDROOM TWO

12'0" x 5'8" (3.67m x 1.75m)

With fitted carpet, UPVC windows.

BATHROOM

Modern family bathroom radiator with three piece suite comprising of panelled bath with shower above and shower screen, Pedestal hand wash basin, WC, part tiled walls, vinyl flooring, storage cupboard.

OUTSIDE & GARDENS

To the front is a gravelled area with steps to the front door, there is also two parking spaces which are located under the archway.

To the rear is a paved area, with steps rising to a further lawned area, being enclosed with gated access to the parking area.

SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Available Now

Tel: 01332 206620

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.

ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: On street

Electricity supply: MAINS –

Gas Supply: MAINS

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central

Broadband type: BT Openreach, please check Ofcom website.

VIEWING

Strictly by appointment and for further information please contact Scargill Mann & Co - Derby office 01332 206620.



Road Map



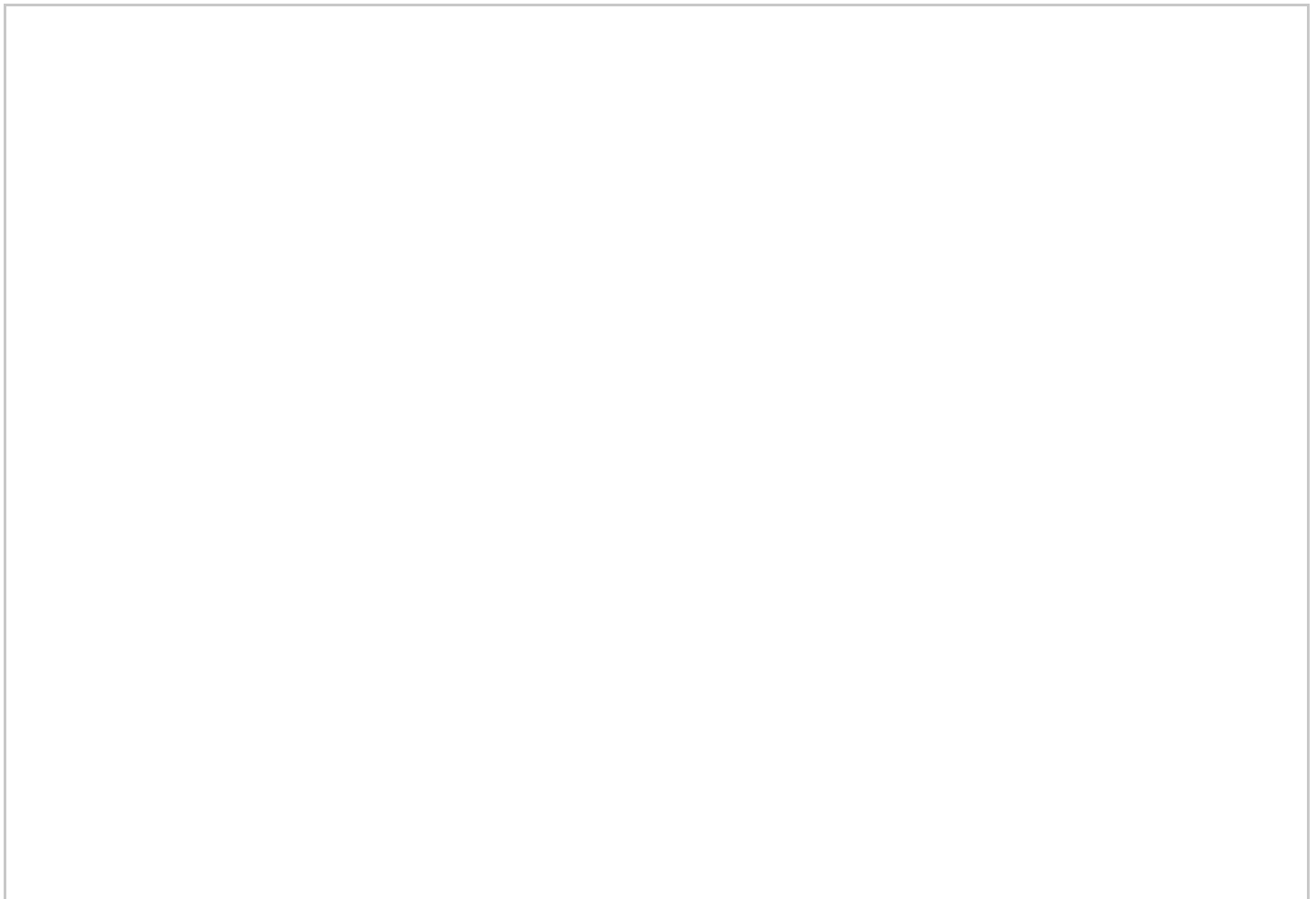
Hybrid Map



Terrain Map



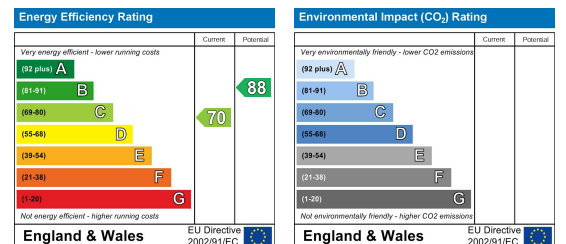
Floor Plan



Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.