

SCARGILL
MANN & CO

EST. 1995



33 Peel Street

Derby, DE22 3GJ

£850 PCM



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GENERAL INFORMATION

A two bedroomed town house to be let on an unfurnished basis. Situated within in walking distance of Derby city centre and local amenities.

LOCATION

The property offers easy road access to Derby city centre with its wealth of shopping facilities including the Intu Centre and Cathedral Quarter with its wealth of boutiques, wine bars and hotels. Markeaton Park is also nearby offering a varied range of leisure facilities.

The Derby ring road is easily reached offering onward access to the A38, A52 and A50 trunk roads, the motorway network and East Midlands International Airport. There are some local shopping facilities on Ashbourne Road with a good of range of schooling nearby.

DIRECTIONAL NOTES

Leaving Derby city centre via Friar Gate, proceed onto Ashbourne Road taking a left turn into Surrey Street. At the T-junction turn right onto Peel Street.

PROPERTY INFORMATION

HALLWAY

Access from the front door leads to a small entrance area

LOUNGE

Spacious lounge, with laminate flooring and decorated neutrally.

KITCHEN

Fitted kitchen with ample wall and base units, electric oven and hob with fitted extractor above. Space for a washing machine and dishwasher. UPVC door leads to the rear communal courtyard.

1st Floor

BEDROOM ONE

Double bedroom, with carpet and decorated neutrally.

BEDROOM TWO

Double bedroom, with carpet and decorated neutrally.

BATHROOM

Family bathroom with three piece suite. Low level WC, pedestal basin and paneled bath with electric shower over.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Available from the end of July.

VIEWINGS

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

ADDITIONAL INFORMATION

Rent: £850 pcm

Holding Deposit: £196 (1 Week taken on application)

Security Deposit: £980 (5 Weeks)

Tel: 01332 206620

Council Tax Band: A – Derby City

EPC Rating: E

Property construction: Brick & Tile

Parking: To the rear of the property

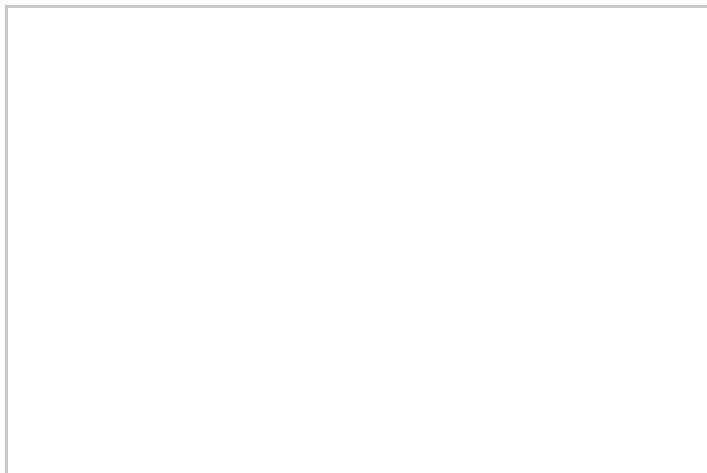
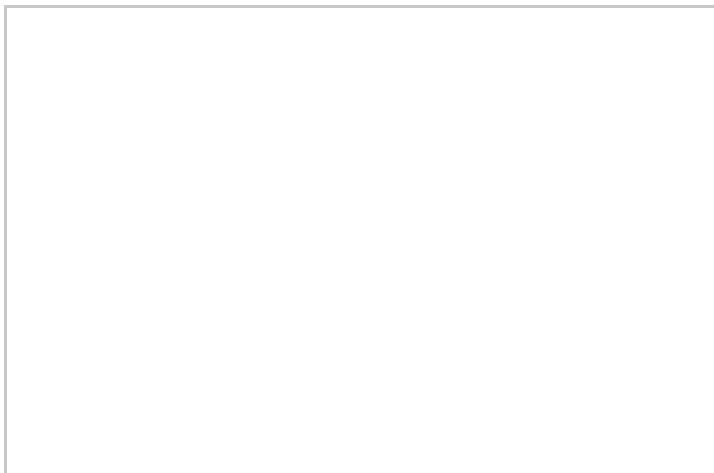
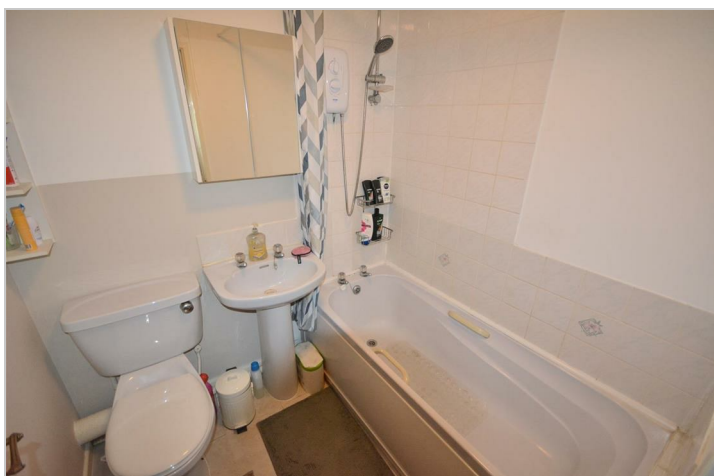
Electricity supply: MAINS –

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Electric storage heaters

Broadband type: BT Openreach, please check
Ofcom website.



Road Map



Hybrid Map



Terrain Map



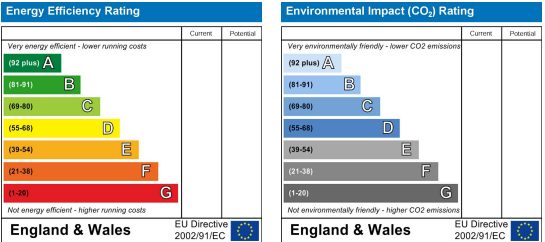
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.