

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

99 Nottingham Road Derby, DE1 3QR



A refurbished deceptively spacious four bedroom, three storey town house enjoying convenient position, within easy reach of Derby city centre

- Gas fired central heating • Sealed unit double glazing • Entrance hall • Sitting room • Dining room • Modern kitchen • Two double bedrooms to the first floor • Well-appointed family bathroom with shower • Two further double bedrooms to the second floor • Enclosed low maintenance rear garden with useful outside store • Viewing highly recommended •

£700 Per calendar month



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 206620

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GENERAL INFORMATION

Having recently undergone a series of improvements and refurbishment works, this period property, offers light and spacious living accommodation, over three floors.

The gas centrally heated and double glazed living accommodation briefly comprises, entrance hall, sitting room, dining room with feature fireplace, well-appointed modern kitchen, two double bedrooms to the first floor, modern family bathroom with full suite and shower over the bath, two further double bedrooms to the second floor and a low maintenance garden to the rear with useful outside store.

LOCATION

The property is located in an established residential suburb of Derby with a good range of local facilities nearby. The Derby ring road is easily reached by car and gives onward access to the motorway system and East Midlands International Airport.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With stairs leading to the first floor and doorway leads to:

FRONT SITTING ROOM 3.98m x 3.27m (13'1" x 10'9")

Central heating radiator, sealed unit double glazed windows to the front.

DINING ROOM 4.49m x 4.49m (14'9" x 14'9")

With feature fire place incorporating a living flame coal effect gas fire and feature surround. Central heating radiator. Useful under stairs storage cupboard with fitted shelving, Sealed unit double glazed window in UPVC frame to the rear. Doorway leads to:

FITTED KITCHEN 4.23m x 2.27m (13'11" x 7'5")

With a range of fitted base, wall and drawer units all with wood grain effect matching cupboard and drawer fronts. Roll edged laminated granite effect preparation surfaces with matching upstands. Inset stainless steel sink unit and draining board with chrome mixer tap. Plumbing suitable for an automatic washing machine. Vinyl flooring. Central heating radiator. Extractor fan. Two sealed unit double glazed windows to the side and obscure double glazed and panelled UPVC door providing access to the rear garden.

ON THE FIRST FLOOR

BEDROOM ONE 4.58m x 4.17m (15'0" x 13'8")

With period fireplace for decorative purposes only. Central heating radiator and feature sealed unit double glazed bay window to the front.

BEDROOM TWO 3.52m x 3.49m (11'7" x 11'5")

With decorative fireplace. Cupboard housing the gas combination boiler which services the central heating and hot water systems. Double central heating radiator and UPVC double glazed window to the rear.



FAMILY BATHROOM

With a recently fitted modern suite in white comprising shower bath with shower screen, chrome mixer tap and wall mounted thermostatic mixer shower. Marble effect aqua board splashbacks. Low flush WC and vanity unit with ceramic wash basin with chrome mixer tap. Complimentary tiled splashbacks. Central heating radiator. Extractor fan and obscure UPVC double glazed window to the rear. Vinyl flooring.

ON THE SECOND FLOOR

BEDROOM THREE 4.55m x 3.52m (14'11" x 11'7")

With period decorative fireplace. Central heating radiator and sealed unit double glazed windows to the front.

BEDROOM FOUR 4.47m x 3.82m (14'8" x 12'6")

With period decorative fireplace. Central heating radiator. UPVC double glazed windows to the rear elevation.

OUTSIDE

To the rear of the property is a low maintenance garden with gated access to the rear and a useful brick built outside store.

On street permit parking to the front.

DIRECTIONAL NOTE

Leave Derby city centre via Ford Street, use the left hand lane to take the slip road, Nottingham/A52,

keep to the left and continue towards Nottingham Road, where the property is located on the left hand side.

SPECIFIC REQUIREMENTS

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

PROPERTY RESERVATION FEE

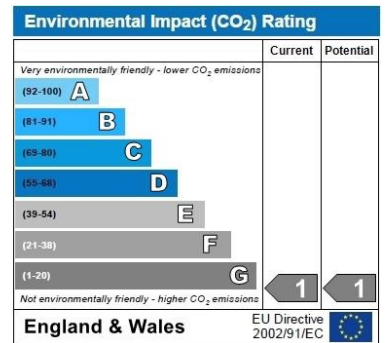
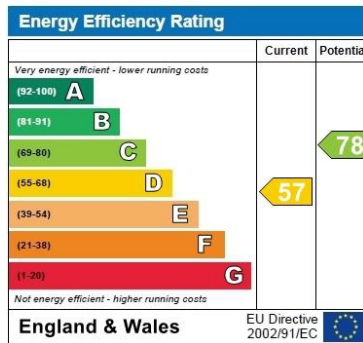
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

DEPOSIT

5 Weeks Rent.

VIEWING

Strictly by appointment through Scargill Mann & Co - 01332 206620.



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