

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

27 Cotton Lane Derby, DE24 8GG



A two bedroomed unfurnished terraced property

- Gas central heating • Double glazing • Sitting room • Dining room • Fitted kitchen • Bathroom • Manageable enclosed garden to rear •

£450 Per calendar month



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

lettings@scargillmann.co.uk www.scargillmann.co.uk

GENERAL INFORMATION

There are bus links to and from Derby city centre, which offers a broad range of amenities, including shopping centres, supermarkets, leisure centres and a wide range of restaurants and bars. Derby's outer ring road provides fast access to major link roads and the motorway network beyond.

ACCOMMODATION

ON THE GROUND FLOOR

SITTING ROOM 3.47m x 3.50m (11'5" x 11'6")

With central heating radiator, double glazed window to the front and doorway leads to:-

DINING ROOM 3.78m x 3.50m (12'5" x 11'6")

With radiator, double glazed window to the rear and useful understairs storage cupboard with fitted shelving, doorway leads to:-

FITTED KITCHEN 2.72m x 1.99m (8'11" x 6'6")

With uPVC double glazed window to the rear, plumbing suitable for an automatic washing machine, four ring electric oven, range of base and wall mounted units having matching cupboard fronts, marble effect laminated work surfaces with inset stainless steel sink unit and draining board, tiled splashbacks, solid panelled door to the side and ladder style centrally heated towel rail.

TO THE FIRST FLOOR

BEDROOM ONE 4.22m x 3.50m (13'10" x 11'6")

With uPVC double glazed window to the front and central heating radiator.

BEDROOM TWO 4.06m x 3.79m (13'4" x 12'5")

With central heating radiator, double glazed window to the rear and walk-in wardrobe.

BATHROOM

Light and spacious room with full suite comprising white paneled bath with electric wall mounted shower over, pedestal wash hand basin, low flush wc, central heating radiator, obscure double glazed window to the rear, wall mounted gas combination boiler servicing both central heating and hot water.

OUTSIDE

The rear of the property is a manageable enclosed garden with patio area.

DIRECTIONAL NOTE

The approach from Derby city centre is to head south along Osmaston Road. Eventually turn right into Cotton Lane, the property will be identified by our to let board.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only, no smokers. Available from 20th July 2021.

PROPERTY RESERVATION FEE

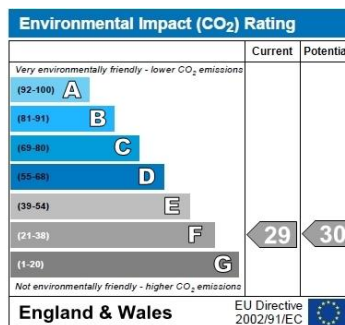
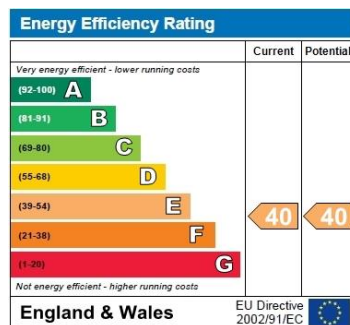
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

VIEWINGS

By prior appointment through Scargill Mann & Co Derby office (01332) 206620.



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