



45 Barclay Court, Shipley View, DE7 9HJ

**£625 Per calendar month**

RENSHAW ESTATES are excited to offer this Well Situated TWO BED SEMI-DETACHED \* POPULAR CUL-DE-SAC LOCATION \* Lounge Diner & Conservatory \* ENCLOSED REAR GARDEN \* DRIVEWAY \* Contemporary Decor \* EASY ACCESS TO NUTBROOK TRAIL \* NO PETS \* Suitable for Professionals \* AVAILABLE END OF JUNE \*



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## ENTRANCE HALL

UPVC double glazed door to front, radiator, laminate flooring, stairs to first floor.

## KITCHEN 3M X 1.8M (9'10" X 5'11")

UPVC double glazed window to front, radiator, wall and base units with roll edge worktops, tiled splash backs, stainless sink, electric oven, hob and extractor hood.

## LOUNGE DINER 4.8M X 3.6M (15'9" X 11'10")

UPVC double glazed French doors, radiator, under stairs storage cupboard.

## CONSERVATORY 3M X 2.8M (9'10" X 9'2")

UPVC double glazed French doors to rear, UPVC double glazed windows to rear and side, brick built base, radiator.

## LANDING

UPVC double glazed window to side, loft access.

## BEDROOM 3.6M X 3M (11'10" X 9'10")

UPVC double glazed window to rear, radiator.

## BEDROOM 3.6M X 2.8M (11'10" X 9'2")

UPVC double glazed window to front, radiator, storage cupboard housing Combination boiler.

## BATHROOM 1.8M X 1.7M (5'11" X 5'7")

Panelled bath with shower over, pedestal wash basin, close coupled W.C., tiled splash backs, chrome heated towel radiator.

## OUTSIDE

Front: Garden laid to lawn with Tarmac driveway to side.

Rear: Enclosed garden mainly laid to lawn with block paved patio and timber

shed.

## DIRECTIONS

Proceed from the Tesco roundabout on to Heanor Road. Continue past the Police Station then taking the Fifth left turn at the second set of traffic lights onto Shipley Common Lane. Take the first left onto Kedleston Drive, right onto Newstead Road North. At the end turn right onto Summerfields Way then left onto Pentridge Drive. Take the first left onto Barclay Court where the property can be found in front by our board.

## EPC INFORMATION

Energy Efficiency Rating = C

## CURRENT COUNCIL TAX BAND B

## TENANT INFORMATION

Bond £720

The minimum income required for our referencing company would be:- £18,750 per annum (2.5x the annual rent on this property) & for guarantors :- £22,500 Per annum (3x the annual rent).

A Holding Deposit of £100 is required in order for an application to be submitted. The deposit will be held for a maximum of 15 days unless an extension is agreed in writing. Following a successful application, the holding deposit will be transferred back to the tenant. If any false or misleading information is provided on the submission of an application, the holding deposit may not be refunded to the applicant.

One months rent is payable upfront along with the bond prior to the agreed move in date.

## TENANT INFORMATION CONTINUED

The tenant must have the correct insurances in place before moving in.

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The Landlord has stipulated the following criteria for tenants: -  
SUITABLE FOR PROFESSIONALS,  
NO PETS

PLEASE NOTE: Any application will not be put forward until we have a copy of any potential tenants UK passport.

For applications not meeting our standard letting criteria other references maybe applicable. The cost of these will be discussed on an individual basis.

## ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these details or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

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11 Bath Street, Ilkeston, Derbyshire, DE7 8AH  
Tel: 0115 9444 777  
Fax: 0115 9445 777  
property@renshaw-estates.co.uk  
www.renshaw-estates.co.uk

**Renshaw**   
estates & lettings . . .