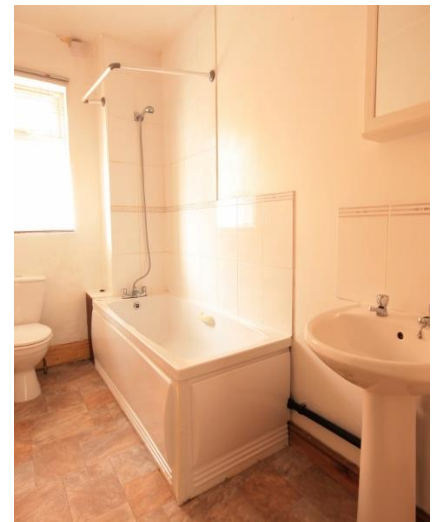


A modern property in the heart of Allestree!



1A Derwent Avenue, Allestree, DE22 2DP | **£500** pcm

We are delighted to offer this extremely spacious two double bedroom flat situated in the heart of Allestree. The property benefits from a modern separate kitchen and off-street parking.

- TWO DOUBLE BEDROOMS
- 1st FLOOR
- OFF-STREET PARKING
- SEPARATE KITCHEN
- UNFURNISHED

Make YOUR Move!
Hannells are proud to help more people move in Derby than any other agent - and we'd like to move you too! To arrange a viewing on this property, put in your offer; or even talk to us about selling yours - our experienced team are waiting to help...

Part of the Hannells Group, winners of an International Property Award 2014 - 2015
Derby Telegraph Business Awards Finalists 2014



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Reception Room



Bedroom



Front Exterior

Lounge: 15' 3" x 11' 0" (4.64m x 3.35m)

Carpeted floor, gas fired radiator, window to front aspect.

Bedroom 1: 14' 9" x 9' 4" (4.49m x 2.84m)

Carpeted, gas fired radiator, window to front aspect.

Bathroom: 10' 6" x 5' 4" (3.20m x 1.62m)

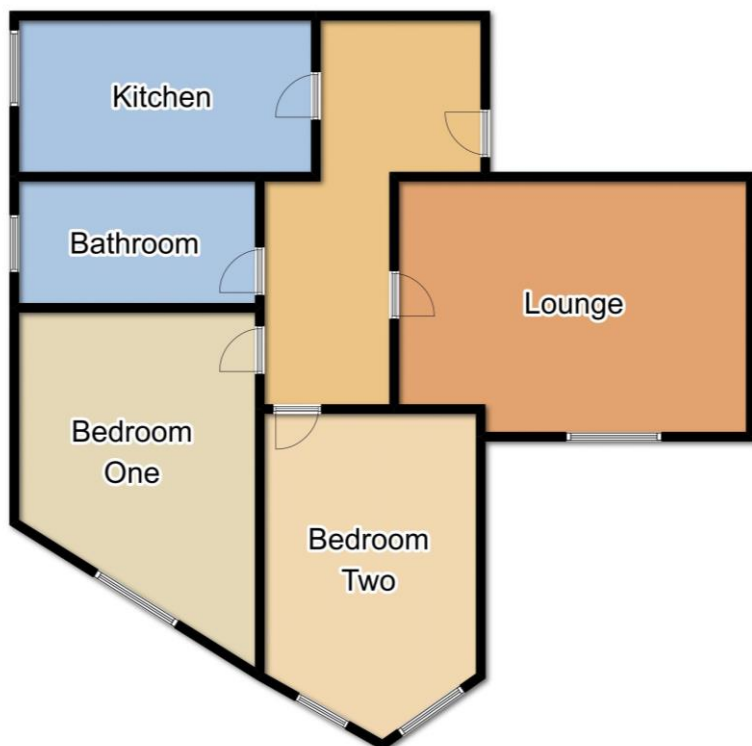
Vinyl floor, window to side aspect, 3 piece white bathroom suite comprising of bath with shower attachment above, basin & WC.

Kitchen: 12' 10" x 6' 8" (3.91m x 2.03m)

Fitted kitchen, window to side aspect, gas hob, oven, space and plumbing for washing machine.

Bedroom 2: 15' 5" x 10' 4" (4.70m x 3.15m)

Carpeted, gas fired radiator, window to front aspect.



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|--------------------------|-----------|---|--|-----------|---|
| Current | Potential | | Current | Potential | |
| 100-149 | 100-149 | A | 100-149 | 100-149 | A |
| 150-179 | 150-179 | B | 150-179 | 150-179 | B |
| 180-209 | 180-209 | C | 180-209 | 180-209 | C |
| 210-239 | 210-239 | D | 210-239 | 210-239 | D |
| 240-269 | 240-269 | E | 240-269 | 240-269 | E |
| 270-299 | 270-299 | F | 270-299 | 270-299 | F |
| 300-320 | 300-320 | G | 300-320 | 300-320 | G |

View this property

Get in touch and one of our expert agents will arrange to give you a full tour of this superb property

www.hannells.co.uk
lettings@hannells.co.uk
 Registered number: 9254810

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents. These particulars are intended only as guide to the property. They do not form part of any sale contract and although believed to be correct, they may be inaccurate in important respect.

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