



£1,000 pcm

Baker Street, Alvaston, Derby, DE24 8SN

EPC Rating E



A modernised three bedroom semi detached family home with brand new carpets. In brief, the ground floor accommodation comprises an entrance hallway, lounge diner, conservatory and a re-fitted modern kitchen with grey gloss units, fitted with an oven, hob and stainless steel extractor hood.

To the first floor are three bedrooms, two of which are double and a newly fitted bathroom with an electric shower over the bath.

To the rear of the property is a patio area and a generous lawn garden.

Initial 6 months fixed term Shorthold Tenancy

Deposit £1,153.84

Council Tax Band A



ENTRANCE HALL 13' 6" x 7' 1" (4.12m x 2.18m)

KITCHEN 12' 7" x 7' 2" (3.86m x 2.19m)

LOUNGE/DINER 24' 11" into bay x 10' 10" (7.6m x 3.31m)

CONSERVATORY 9' 2" x 7' 1" (2.8m x 2.17m)

BATHROOM 7' 6" x 7' 2" (2.30m x 2.19m)

BEDROOM ONE 11' 5" (3.48m)

BEDROOM TWO 13' 2" x 10' 5" (4.02m x 3.2m)

BEDROOM THREE 8' 1" x 7' 2" (2.47m x 2.2m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

LOCAL AUTHORITY: Derby City Council

SECURITY DEPOSIT

Set at a maximum of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

HOLDING DEPOSIT

As an agency we are not charging tenants a holding deposit.

20 Main Road
Gedling
Nottingham
NG4 3HP

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

