



Grenfell Avenue

SUNNYHILL, DERBY, DE23 1JZ

- Two bedroom semi-detached
- Two reception rooms
- Kitchen / dining room
- Utility room and downstairs W/C

£725 PCM

EPC Rating **57**





Property Description

Two bedroom semi-detached house in the popular location of Sunnyhill. Excellent road links (A50/A38/M1) and within close proximity to Derby city centre and Derby Royal hospital. The area benefits from a wide range of amenities including several shops.

Sunnyhill is also very close to all major employers around Derby such as Rolls Royce, Toyota, Bombardier.

The property comprises an entrance hallway, two reception rooms and kitchen / diner with integrated electric oven / hob. There is also a separate utility room and downstairs W/C.

Upstairs there are two double bedrooms, both with built in wardrobes. Three piece white bathroom suite with shower over the bath.

Outside there is a good sized garden with storage shed to the rear and off road parking to the front.



UPVC double glazing and gas central heating.

Offered on an unfurnished basis.

Available mid-late August 2022.

Council tax band: B

Initial tenancy term: 12 months

Sorry, no pets

To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website: These can also be viewed on the 'Tenancy Info' link on the Rightmove property listing.



Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements

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