



The Green

FINDERN, DERBY, DE65 6AA

- Water bill included in rent
- Two double bedroom maisonette
- Self contained with own entrance
- Two reception rooms

£575PCM

EPC Rating **74**





Property Description

Two bedroom maisonette in the popular village of Findern. Excellent road links (A38/A50) and within close proximity to Derby city centre. The area benefits from village shops, well regarded restaurants, a garden centre and is home to Mercia Marina, a popular tourist attraction (Europe's largest inland marina).

Findern is very close to all major employers around Derby including Toyota, Rolls Royce and Bombardier.

The property is self contained, downstairs it comprises, entrance porch, hallway with understairs storage area, cloakroom and large utility area with a freezer and washing machine.

Upstairs is a large landing area with additional storage, two bright and airy reception rooms with vaulted ceilings and exposed beams, modern kitchen with built in electric oven/hob, freestanding fridge and slimline dishwasher.



Two double bedrooms and a three piece shower room which includes a heated towel rail.

Gas central heating (combi boiler) and UPVC double glazing throughout.

The freestanding appliances in the kitchen and utility room are included on a goodwill basis (will not be replaced if they breakdown during your tenancy).

Available now and offered on an unfurnished basis.

Rental figure is inclusive of water bill.

Council tax band: A (South Derbyshire District Council)

Initial tenancy term: 6 months

Call us now to arrange a viewing!

To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website: www.assured-lettings.co.uk. 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.

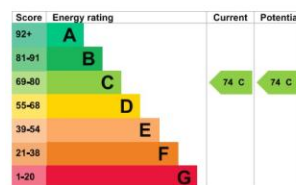




Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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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