



## Atlantic Way

WILMORTON, DERBY, DE24 1AB

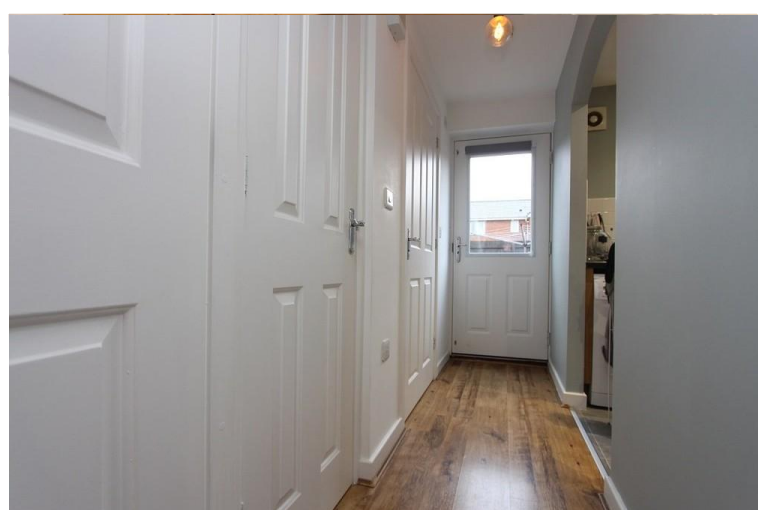
- Modern two bedroom town house
- Two separate en-suites
- Open plan living / dining space
- Downstairs W/C

**£850 PCM**

EPC Rating **79**







## Property Description

Modern two bedroom town house situated on the outskirts of Derby city centre. Excellent access to the A52/A50/A38/M1 and Derby Train/Bus Stations.

The area benefits from a whole host of amenities including Wyvern Retail Park, Pride Park Stadium, Derby Arena and Intu Centre which has many shops, cafes, restaurants and leisure facilities.

All major employers in Derby are located close by, making this an ideal location for professionals.

The property comprises an entrance porch and spacious open plan living / dining space with under stairs storage.

The kitchen features a built in electric oven, gas hob, extractor hood and freestanding fridge freezer.

There is also a rear porch area with storage cupboard and access to a downstairs W/C.

Upstairs there are two double bedrooms, one of



which features an en-suite bathroom and the other features an en-suite shower room and also built in wardrobes.

Outside there is a low maintenance rear garden with access to the car park (the property comes with two parking spaces). There is also a built in storage outhouse at the front of the property.

Double glazing throughout and gas central heating.

Offered on an unfurnished basis.

One small dog or a cat considered for £875pcm.

Initial tenancy term: 12 months

Council tax band: B (Derby City Council)

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](http://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.

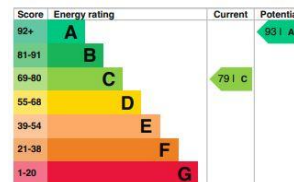




**Energy efficiency rating for this property**

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

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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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