



## Princes Drive

LITTLEOVER, DERBY, DE23 6DW

- Three bed detached
- Shaker style kitchen with some integral appliances
- Two reception rooms
- Downstairs bathroom with shower over bath

**£1,000 PCM**

EPC Rating **58**







## Property Description

Three bedroom detached house in the sought after location of Littleover. Excellent road links (A50/A38) and within close proximity to Derby Royal hospital and Derby city centre. The area benefits from a wide range of amenities including local shops, pubs and restaurants.

Littleover is also close to all major employers around Derby such as Toyota, Bombardier and Rolls Royce. There are several highly regarded schools nearby including Littleover Community secondary school.

The property comprises an entrance hallway with feature panelled walls and solid wooden floor. Bright living room with ornamental fireplace and beamed ceilings. Large kitchen which features shaker style units, range cooker, integral fridge and dishwasher. Separate dining room overlooking the rear garden, which would also make an ideal office or downstairs bedroom. Ground floor three-piece family bathroom with an electric shower over the bath.

Downstairs there is also a utility cupboard, lean-to



style conservatory and understairs cupboard, all providing additional storage space.

Upstairs there is a spacious landing area, two double bedrooms and a third single bedroom with vaulted ceilings.

Outside there is a front garden, large mature garden to the rear with shrubs and borders, storage garage and off-road parking for two-three cars.

Gas central heating (combi boiler)

Offered on an unfurnished basis.

Council tax band: D (Derby City Council)

Initial tenancy term: 6 months

One cat considered for £1,025pcm (sorry no dogs).

To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website: 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 current energy rating is D. It has the potential to be C.

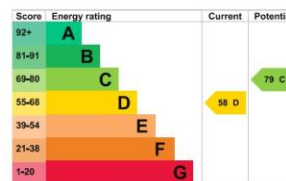
[See how to improve this property's energy efficiency.](#)

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

**01332 729584**

2 Chartley Road, Stenson  
Fields, Derby, DE24 3BT

[www.assured-lettings.co.uk](http://www.assured-lettings.co.uk)  
[office@assured-lettings.co.uk](mailto:office@assured-lettings.co.uk)

