



Eggesford Road

STENSON FIELDS, DERBY, DE24 3BH

- Three bedroom mid-terraced house
- Available now
- Off road parking for two cars (to front and rear)
- Spacious living room

£1,000 PCM

EPC Rating **74**





Property Description

Three bedroom mid-terraced house in the popular Stenson Fields area. Excellent road links (A50/A38/M1) and within close proximity to Derby city centre. The area benefits from a local shopping precinct, large supermarket and the popular Bubble Inn pub and restaurant. There are a number of walking, boating and picnic areas alongside the nearby River Trent.

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

The property comprises entrance hallway, spacious living room with understairs storage cupboard, modern breakfast kitchen with fitted units, built in electric oven / gas hob and integrated washing machine.

Upstairs there are three bedrooms, two of which are doubles and have built-in wardrobes. Modern bathroom suite with mains shower over bath and a heated towel rail.



Outside there is an allocated parking spot and storage cupboard to the front. At the rear is a low maintenance garden with patio, lawn and outhouse. There is an additional parking space at the back of the garden.

UPVC double glazing throughout and gas central heating.

The property is offered unfurnished and available now.

Council tax band: A (South Derbyshire Council).

Initial tenancy term: 12 months

Deposit: £1153

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

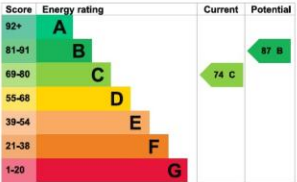




Energy rating and score

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

[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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