



Ashby Road TICKNALL, DERBY, DE73 7JJ

- One bedroom barn conversion
- £800pcm including utility bills and council tax
- Fully furnished
- Open plan living

## £800 PCM

EPC Rating **65** 





## Ashby Road, Ticknall, Derby, DE73 7JJ



## **Property Description**

One bedroom barn conversion in the popular village of Ticknall. Excellent road links (A38/A42/A50) and within close proximity to Derby city centre. The area benefits from a village café / shop and village pub.

The property is a self contained, one bedroom barn conversion. It comprises an open plan living space including a contemporary kitchen area with electric hob, microwave, fridge, cutlery and utensils. There is a large feature window, sofa and TV with stand.

There is a modern shower room with heated towel rail.

A spiral staircase leads up to the bedroom which is situated on a mezzanine floor, overlooking the living space. This features a double bed, bedside table, chest of drawers and hanging rail.

Double glazing throughout and gas central heating.

Outside there is plenty of off road parking and access to a communal utility room.







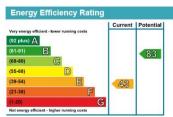
Initial tenancy term: 6 months

\* £800pcm including utility bills and council tax \*

Deposit: £923

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.



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 7.8 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 5.6 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All me asurements are approximate are 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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