



Tutbury Avenue

LITTLEOVER, DERBY, DE23 3UX

- Three bedroom semi-detached
- Ex-show home
- High specification
- Fully furnished

£1,350 PCM

EPC Rating **84**





Property Description

* Fully furnished ex-show home * Three bedroom semi-detached house on the popular new Highfields development in Littleover. Excellent road links (A50/A38) and within close proximity to Derby city centre and Derby Royal hospital.

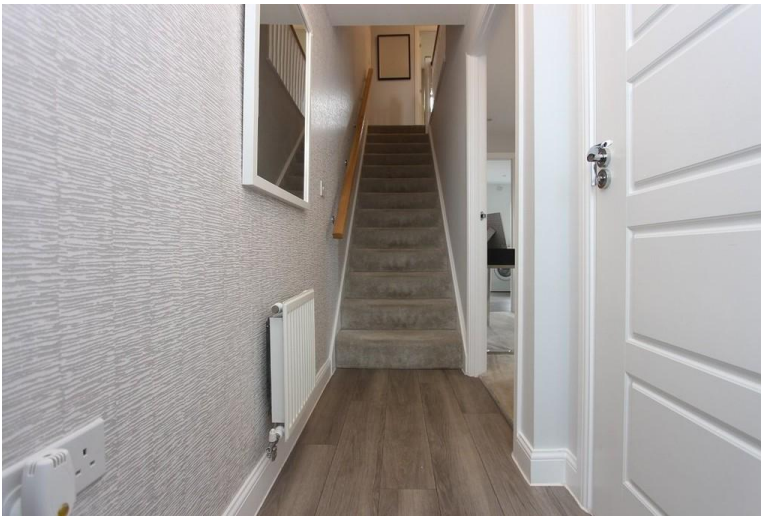
The area benefits from a wide range of amenities including a local shopping precinct and popular pub and restaurant: The Hollybrook.

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

The property comprises an entrance hallway, downstairs w/c and bright living room. Contemporary kitchen/diner which features patio doors on to the rear garden and there is also understairs storage.

Upstairs there are two double bedrooms and a good





sized single. The master bedroom has an en-suite shower room, there is also a three piece family bathroom.

Outside there is a low maintenance rear garden with patio and lawn, off road parking for several cars and a double garage which would make an ideal home office or gym.

UPVC double glazing throughout and gas central heating.

The property is offered on a furnished basis.

Council tax band C.

Initial tenancy term: 12 months.

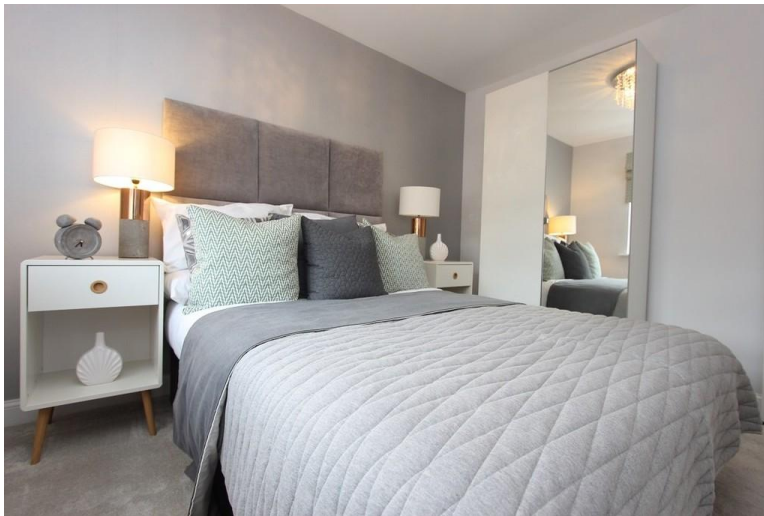
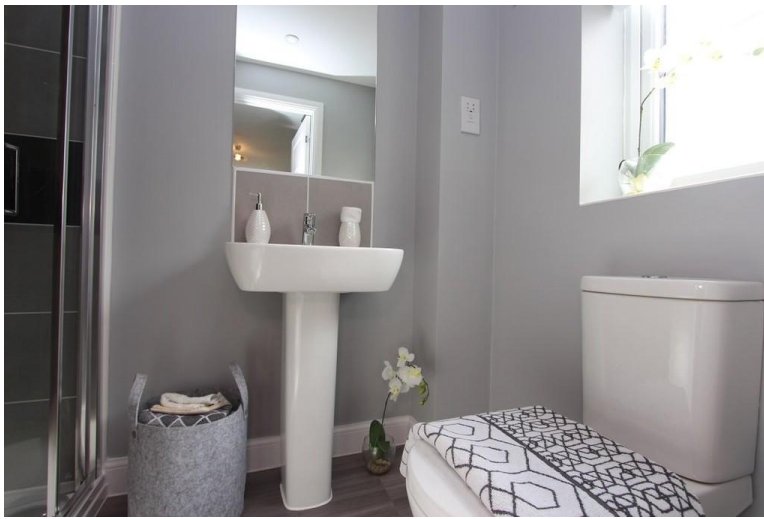
Available 14th March 2025.

* Local agent - Lettings Specialist *

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.





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
office@assured-lettings.co.uk

