

Eden Close

Hilton, Derby, DE65 5NL

John German



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£695 pcm

This stunning two bed modern mid terrace is in a cul de sac on this popular development and is available on a long term let.

The property is ideally located with access to local shops, supermarket, post office and local schools. There are excellent road links for the A38, A50, Derby Royal Hospital and Rolls Royce.

The property is approached via Eden Close however the garage and parking is down a driveway to the side and rear of the property. A rear gate leads you into the garden for ease of access to the property.

The front door leads you into a small hallway that has been opened up into the remaining ground floor to create very spacious living accommodation. There are two small cupboards under the stairs for storage.

As the whole of the ground floor has been remodelled, the kitchen has plenty of space for a dining table and the kitchen has an integrated oven, hob and extra ctor. The dishwasher can be gifted to the tenant otherwise the landlord will remove it as he will not be responsible for the maintenance or replacement of this item.

The lounge area has a superb space with suspended ceiling with Phillips smart lighting s system to provide ambient lighting. The lounge then is open plan into the spacious conservatory with double doors to the rear garden.

To the first floor is a master bedroom with fitted wardrobes and to the rear is a large single bedroom plus spacious bathroom with shower over the bath.

The rear garden is mainly decked and the borders have slate chippings to keep the garden as maintenance free as possible.

The property benefits from gas central heating which is controlled by NEST controllers and it has double glazing. The Phillips smart lighting system extends to the hallway also.

This property is Unfurnished

Council Tax Band: B

Ref: JG







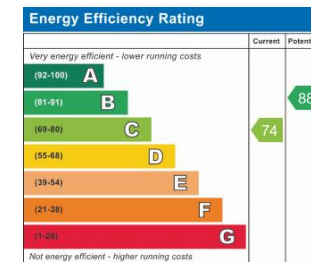
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Agents' Notes

As part of our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of the services or appliances to the property have been tested.

Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.



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