



2 Swift Close, Mickleover, Derby, Derbyshire, DE3 9XF

£895 PCM

Available July; Scofield Stone are delighted to offer 'To Let' this appealing two bedroom semi detached property, ideally located at this sought after residential address and set within a quiet location to the east of Mickleover. Accommodation briefly comprises; entrance to sitting room and spacious fully fitted kitchen diner with integral oven at ground floor, with two double bedrooms and bathroom with electric shower to the first floor. The property benefits from double glazed windows and gas central heating, there is a driveway and enclosed rear garden.

EPC Rating; C (71) Deposit: £1030, which includes a Holding Deposit of £205.

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FULL DESCRIPTION

Nestled in the charming neighbourhood of Swift Close, Mickleover, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The house boasts a practical layout that maximises space and functionality. The inviting living areas provide a warm atmosphere, perfect for relaxation or entertaining guests. Natural light floods through the windows, creating a bright and airy feel throughout the home.

One of the standout features of this property is the dedicated parking space for one vehicle, ensuring that you have a secure and convenient place to park. The surrounding area is known for its friendly community and excellent local amenities, including shops, schools, and parks, making it an ideal location for everyday living.

Lounge

13'3" x 10'2" (4.04 x 3.12)



The focal point of the room is the attractive white feature fire surround with marble effect back and hearth, double glazed window to front aspect, central heating radiator, coving to ceiling, useful under stairs storage cupboard, door to:-

Breakfast Kitchen

13'1" x 8'5" (4.01 x 2.59)



With a range of matching base and wall units with roll edge top work surfaces over incorporating a stainless steel single drainer sink unit with cupboard under, space for gas cooker, wall mounted canopy extractor with light, wall mounted display cabinet with glazed frontage, space and plumbing for automatic washing machine, central heating radiator, double glazed window to rear aspect, uPVC double glazed door leading to the rear garden and parking access.

First floor landing

With access to loft space, built-in airing cupboard housing Central heating boiler, with slatted shelving over, double glazed window to side aspect.

Bedroom One

10'11" x 10'2" (3.35 x 3.10)



With leaded double glazed box bay window to front aspect, built-in double wardrobes, built-in additional storage cupboard, central heating radiator and standard light fitting.

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Bedroom Two

10'9" x 7'1" (3.28 x 2.18)

With double glazed window overlooking rear garden, central heating radiator with shelving above.

Bathroom



Three piece suite of panelled bath with shower over, low flush wc, pedestal hand wash basin, central heating radiator, ceramic tiling to walls, obscure double glazed window.

Outside Rear Garden



The property stands on a corner plot with gardens to front and side. There is also hard standing to the rear of the property and gated side access leading to the rear garden with slab patio all enclosed by fencing

Material Information

Verified Material Information

Monthly rent: £895

Council tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good

Parking: Driveway and Rear

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

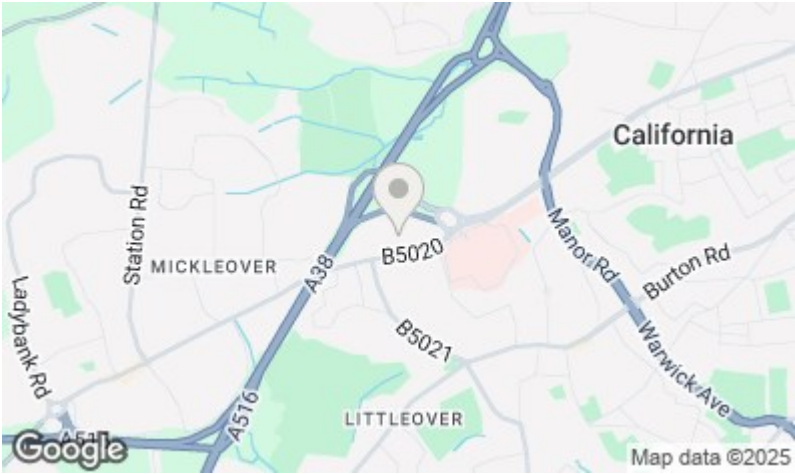
Non-coal mining area: No

What3Words

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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