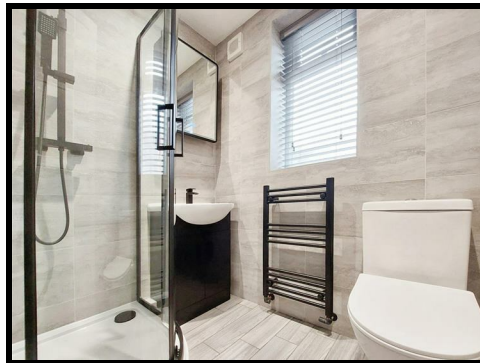




8 Selborne Street, Wilmorton, Derby, DE24 8WF

£950 PCM

Scofield Stone are delighted to offer TO LET, this beautifully renovated three-bedroom terraced property, featuring a modern media wall, modern kitchen, and luxurious bathroom, is ideally located close to public transport and local amenities, making it perfect for families and couples seeking a blend of modern living and traditional charm.

Council Tax: A. EPC Rating: D (67) Deposit : £1,095 a holding deposit of £215 which will go toward the successful applicants first months rent £215.

Full Description

Presenting a desirable terraced property available 'To Let' in an area conveniently located close to both public transport links and local amenities. The property is in an immaculate condition, having been recently renovated with unique features featuring a modern media wall with a modern touch.

The property boasts three bedrooms, each offering a serene haven after a long day. The second and third bedrooms have been newly refurbished, with the third bedroom offering spacious living quarters to cater to your comfort needs.

There is one modern bathroom in the house. It has been newly refurbished and features a heated towel rail, adding a touch of luxury to your daily routine.

The property offers a well-equipped kitchen, recently refurbished and fitted with modern appliances. It's a perfect place for both casual family meals and entertaining guests.

There is also one reception room where you can relax and unwind. The room, like the rest of the house, is tastefully decorated and provides a comfortable living space.

The property falls under council tax band A and has an EPC rating of D, offering a balance between comfort and energy efficiency.

This property is ideal for families and couples looking for a new home with a blend of modern living and traditional charm. The immaculate condition and the convenient location, paired with the unique features and recent renovations, make this property an opportunity not to be missed.

Lounge

11'9" x 11'5" (3.605 x 3.482)



Tiled flooring with neutrally decorated walls, media wall with electric fire built in, radiator, standard light fitting, uPVC front door and wooden internal door with handle, uPVC window.

Dining room

11'6" x 11'5" (3.525 x 3.494)

Neutrally decorated with continuation tiled flooring, uPVC window, media wall with an electric feature fire, standard light fitting, radiator and smoke alarm.

Kitchen



A series of brand new base and floor modern kitchen units with square edged work surface, stainless steel sink and draining board with swan neck hot and cold mixer tap, integrated slimline dishwasher, induction hob, fan assisted oven and modern touch screen extractor hood, radiator, plumbing and space for washing machine and space for fridge freezer and combination boiler. uPVC double glazed rear door and window.

Downstairs Shower Room

6'1" x 4'1" (1.868 x 1.256)



Tiled flooring and walls, white and black bathroom suite comprises wc, vanity unit with basin with hot and cold mixer tap, shower enclosure, tray with glass sliding doors and a mains shower, with matching head and hose. Heated towel rail, uPVC obscured double glazed window, extractor fan, ceiling spot lights and a wooden internal wooden door with silver handles.

Stairs and landing to first floor

Carpeted floor, neutrally decorated walls, brushed chrome stair rail, radiator, smoke alarm and loft hatch.

Bedroom One

11'9" x 11'4" (3.603 x 3.475)



Brand new carpet, with neutrally decorated walls, uPVC double glazed window, standard light fitting, radiator, built in storage and wooden internal door with silver handles.

Bedroom Two

11'7" x 8'6" (3.549 x 2.614)



Floor is carpeted with Brand new carpet, and walls newly decorated with a neutral colour. uPVC window, standard light fitting, radiator and internal wooden door with silver handles.

Bedroom Three

6'3" x 8'3" (1.928 x 2.516)



Brand new carpet to floor, neutrally decorated walls, radiator, smoke alarm, internal wooden door with silver handles, uPVC window and standard light fitting

Rear Outdoor Space



Enclosed fenced rear patio area with wooden gate.

Parking

Parking on street need a permit via derby city Council.

What 3 Words

///slimy.gender.deflection

Material Information

Verified Material Information

Monthly rent: £950

Deposit £1095

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

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: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: On Street

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: Yes

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: Yes

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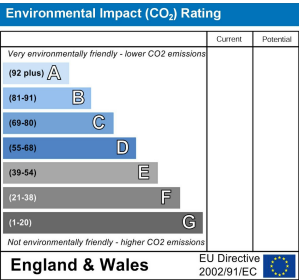
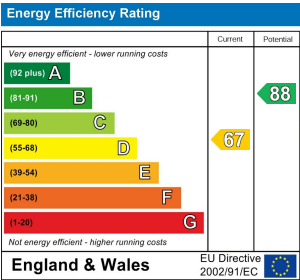
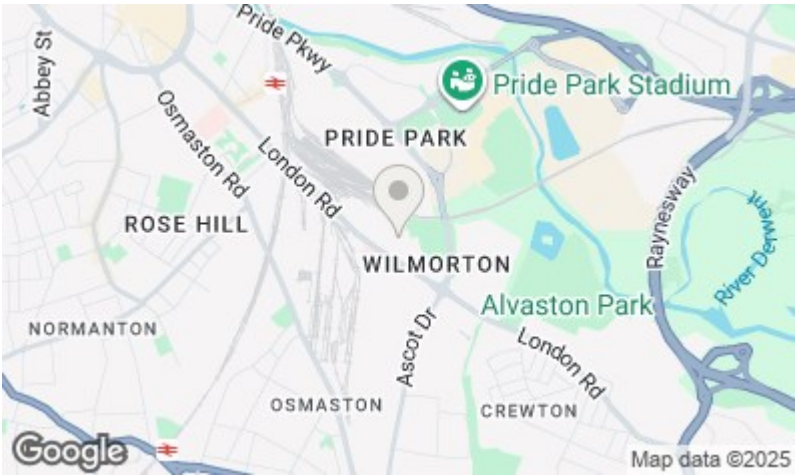
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer

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.



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