



9 Beeley Close, Allestree, Derby, DE22 2PY

**£1,095 Per Calendar
Month**



Deceptively spacious, three-bedroom chalet-style bungalow benefitting from off road parking and a detached garage.



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An ideally located and deceptively spacious, three-bedroom chalet-style bungalow occupying a generous plot in one of Allestree's most sought-after cul-de-sac locations and benefitting from off road parking, a detached garage and a private rear garden!

Beeley Close is conveniently situated for local amenities, including shops and well-regarded schools. The Park Farm Shopping Centre and a wealth of health care professionals are within easy walking distance and also benefits from close and conveniently located excellent public transport and road links to Derby City Centre and the Royal Derby Hospital. The picturesque parks at Markeaton and Darley Abbey are also within easy reach.

ACCOMMODATION

ENTRANCE PORCH

HALLWAY

with understairs storage

LOUNGE

16'9" x 10'4" (5.13m x 3.17m)

DINING KITCHEN

14'10" x 11'1" (4.54m x 3.38m)

with double uPVC patio doors opening onto the garden

GROUND FLOOR BEDROOM

9'7" x 9'5" (2.94m x 2.89m)

GROUND FLOOR SHOWER ROOM

8'0" x 5'10" (2.44m x 1.78m)

FIRST FLOOR LANDING

DOUBLE BEDROOM

11'5" x 11'1" (3.48m x 3.38m)

SECOND BEDROOM

with a very large built-in sliding wardrobe and additional built-in cupboard

OUTSIDE

to the front is a driveway providing off road parking for two vehicles and side access to the rear of the property and the detached single garage. To the rear is a private garden laid to lawn with paved patio pathway and seating areas as well as established shrub and flower borders.

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



Road Map



Hybrid Map



Terrain Map



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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. 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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Energy Efficiency Graph

