



4 Fenton Road, Mickleover, Derby, Derbyshire, DE3 0EN

£950 Per Calendar



A smartly presented three bedroom townhouse with off road parking and rear conservatory.



The gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway, lounge with gas fire, kitchen diner with pantry and rear conservatory. To the first floor are three well proportioned bedrooms and bathroom with shower over bath.

Externally there is off road parking and a pleasant enclosed rear garden.

The property is located close to Mickleover's impressive range of local amenities, facilities and schools.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Main composite front door, vinyl flooring, stairs to first floor, radiator, door into:

LOUNGE

14'7" x 11'11" (4.45m x 3.63m)

Spacious with a large front facing UPVC double glazed window, media connections, stove effect gas fire, radiator. To be fitted with a new carpet.

KITCHEN DINER

14'6" x 8'6" (4.42m x 2.59m)

Fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer, electric oven, gas hob and extractor fan, dishwasher with space for a washing machine and fridge freezer, built in pantry and boiler cupboard, space for a table and chairs, vinyl floor covering, UPVC double glazed window and French doors, radiator.

CONSERVATORY

8'10" x 8'4" (2.69m x 2.54m)

Brick base construction, UPVC double glazed windows and door to garden, field floor. Radiator to be removed.

FIRST FLOOR

LANDING

To be fitted with a new carpet on the landing area and stairs.

BEDROOM ONE

11' x 10'1" (3.35m x 3.07m)

A spacious double bedroom with front facing UPVC double glazed window, laminate flooring and radiator.

To be decorated end of April.

BEDROOM TWO

11'7" x 8'7" (3.53m x 2.62m)

Rear facing UPVC double glazed window, radiator.

Newly carpeted in October 23

BEDROOM THREE

8'10" x 7'5" (2.69m x 2.26m)

A generous third bedroom with built-in cupboard, UPVC double glazed window and radiator.

Newly carpeted in October 23

BATHROOM

5'11" x 5'5" (1.80m x 1.65m)

Fitted with a white three piece suite comprising a panelled bath with an electric shower over and screen, wash basin and WC, UPVC double glazed window, radiator.

To be fitted with a new vinyl flooring and wash basin.

OUTSIDE

Rear garden with lawn, patio and garden shed. Power sockets and tap, gate to rear pathway.

Front driveway providing off road parking.

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.

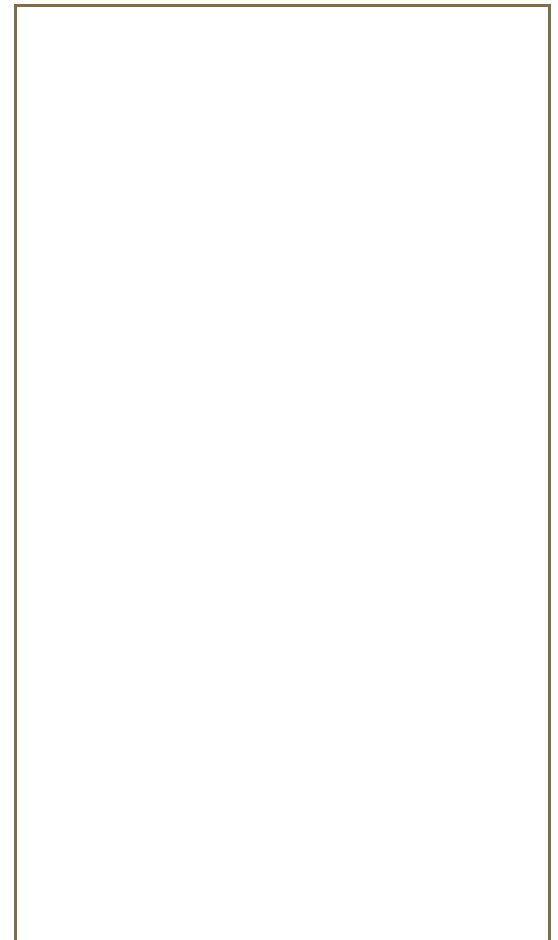
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer 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.

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 firms 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 off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Area Map



Floor Plans



Energy Efficiency Graph

