



66 Northwood Avenue, Chaddesden, Derby, DE21 6JH

£795 Per Calendar



Situated in the heart of Chaddesden, a short distance from local shopping facilities, this is a modern two bedroom semi detached property which benefits from gas central heating, double glazing, gardens and driveway.



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DIRECTIONS

Leave Derby city centre via the Pentagon Island and enter Chaddesden along Nottingham Road. Turn left onto Chaddesden Park Road and left again onto Northwood Avenue where the property is situated at the end of the road, on the left hand side clearly identified by our "To Let" board.

The current landlord has recently decorated and upgraded the property which now boasts a lounge/dining room with staircase leading to the first floor, kitchen with integrated appliances and ground floor cloakroom. To the first floor are two good sized bedrooms and a bathroom with shower.

Outside the property benefits from an enclosed lawn garden to the rear with shed and to the side of the house there is a block paved driveway with car standing. Further on street car parking.

Chaddesden is an extremely popular residential location owing to its wide range of shops and pubs and is within easy reach of the vibrant city centre of Derby.

The property is perfectly positioned to the A52 giving onward travel to the M1 corridor.

This is a brilliantly well presented property which should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through double glazed front door into:

LOUNGE/DINING ROOM

14'4" x 12'2" (4.37m x 3.71m)

With staircase leading to the first floor, double glazed window to the front elevation and double radiator.

KITCHEN

12'4" x 9'1" (3.76m x 2.77m)

With a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven with gas hob and extractor over. The property has a sink unit beneath a double glazed window overlooking the rear garden and there is a double radiator, space for dining table, space for washing machine, space for free standing fridge/freezer, inset ceiling spotlights and doors leading to the rear.

GROUND FLOOR CLOAKROOM

With low level WC, wash hand basin and tiled splashback.

TO THE FIRST FLOOR

LANDING

With access to loft.

BEDROOM ONE

12'4" x 9'3" (3.76m x 2.82m)

With double glazed window to the rear elevation and radiator.

BEDROOM TWO

7'7" x 12'2" (2.31m x 3.71m)

With two windows overlooking the front elevation, radiator and useful storage cupboard.

BATHROOM

6'1" x 5'11" (1.85m x 1.80m)

Low level WC., pedestal wash hand basin, bath with shower over, radiator and frosted double glazed window.

OUTSIDE

Outside the property benefits from an enclosed garden to the rear with shed. To the front there

are steps leading up to the front door and block paved driveway to the side. Further on street car 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.

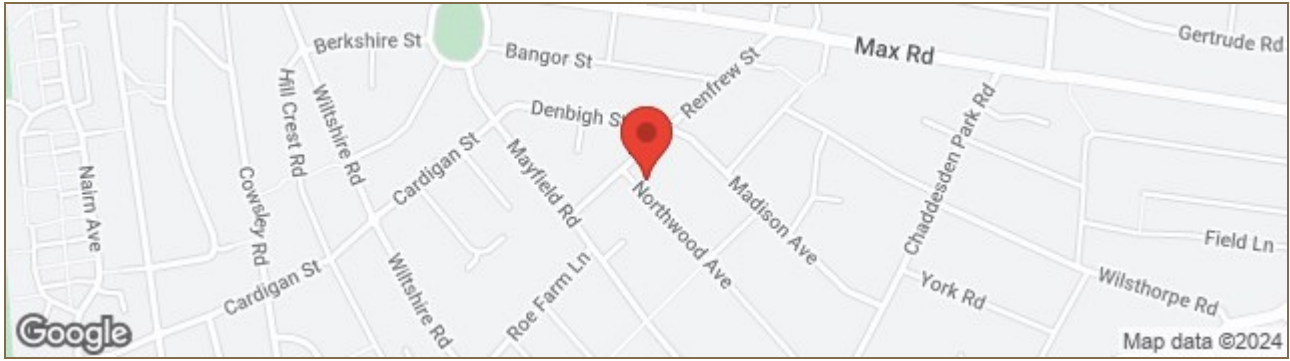
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(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.

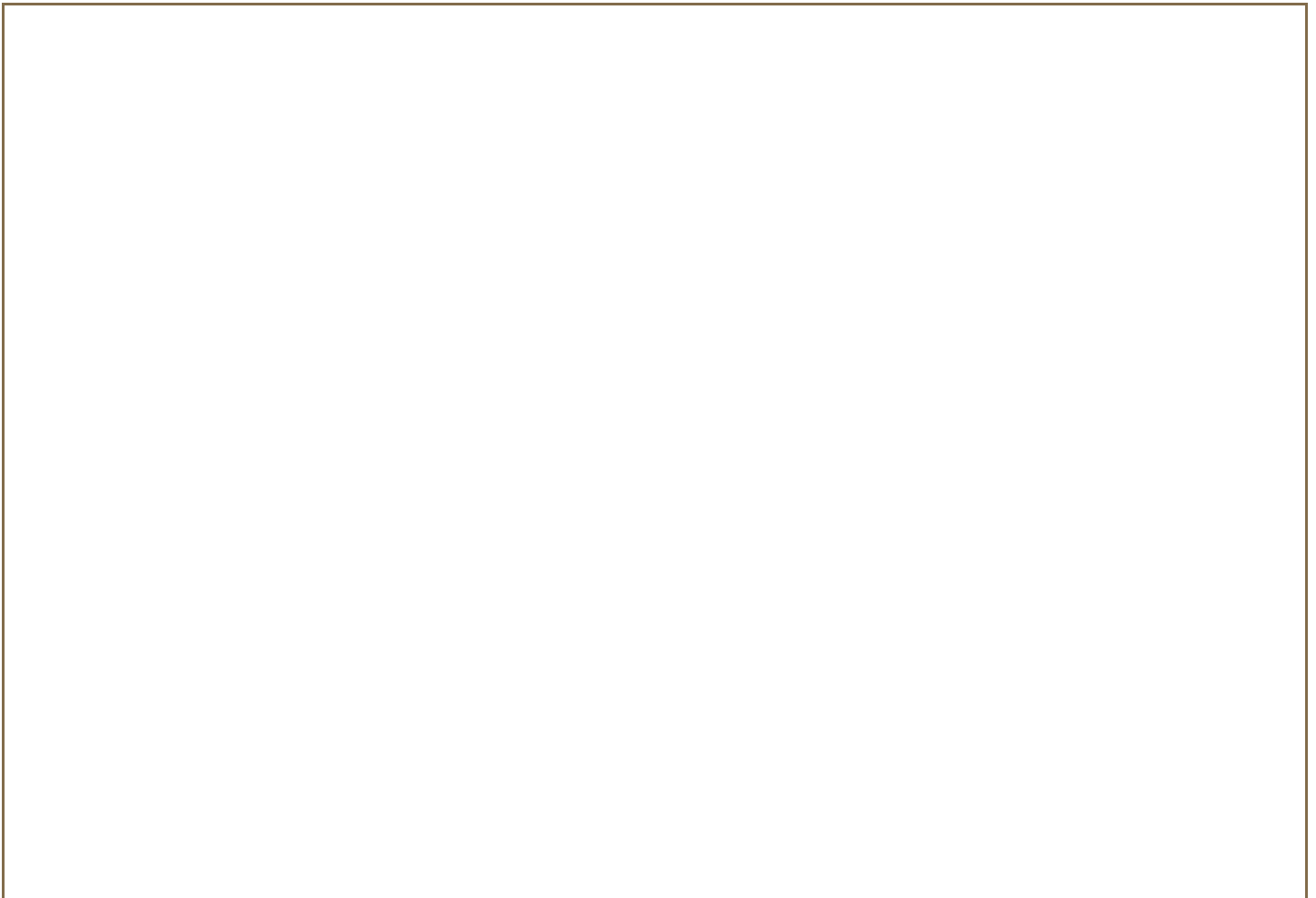
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these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



Road Map



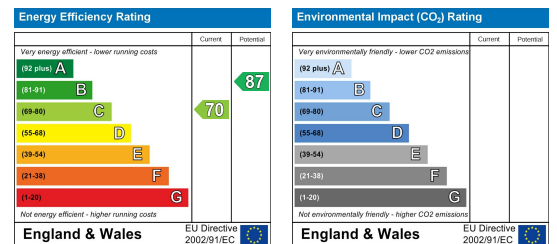
Floor Plan



Viewing

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

Energy Efficiency Graph



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

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