



3 Meerbrook Close, Oakwood, Derby, DE21 2BE

£795 Per Calendar



This two bedroom semi detached is conveniently located near to the main shopping area in Oakwood. It briefly comprises hall, breakfast kitchen, lounge, 2 double bedrooms and a bathroom with 2-3 parking spaces to the drive. ****NO PETS****



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DIRECTIONS

Proceed to Bishops Drive near the main shopping area in Oakwood, turn into Danebridge Drive and Meerbrook Close is the road to the left. The property is on the left.

EXTERNAL TO FRONT

With long driveway which would accommodate 2-3 cars. Small lawned garden and border

HALLWAY

with understairs cupboard and door to kitchen and lounge.

BREAKFAST KITCHEN

12'0" x 8'5" (3.68 x 2.59)

With ceramic flooring, white wall and base units and appliances including oven, hob and extractor

LOUNGE

14'9" x 12'0" (4.50 x 3.68)

With contemporary electric fire, large window to front elevation, radiator and stairs to first floor

TO THE FIRST FLOOR

BEDROOM ONE

12'0" x 8'11" (3.68 x 2.72)

With carpet, radiator, fitted wardrobes

BEDROOM TWO

12'0" x 8'5" (3.68 x 2.59)

With carpet, radiator, fitted wardrobes

BATHROOM

Fully tiled bathroom with white 3 piece suite and shower over the bath.

EXTERNALLY TO REAR

Easy to maintain rear garden with gravel and decked patio area. Small shed for storage.

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.

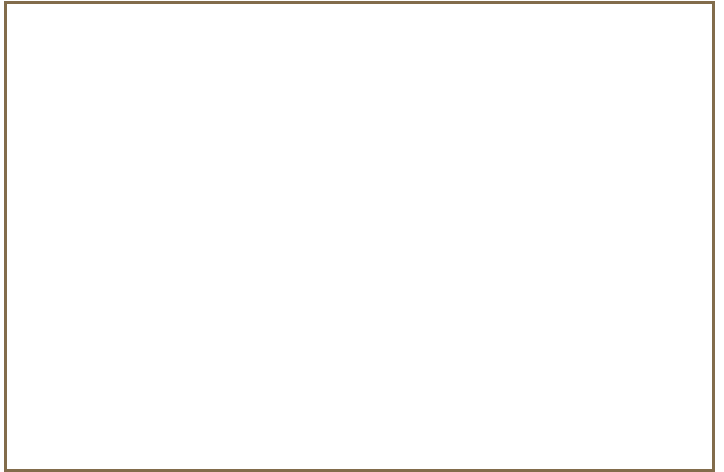
(2) These particulars do not constitute part or all of an offer or contract.

(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



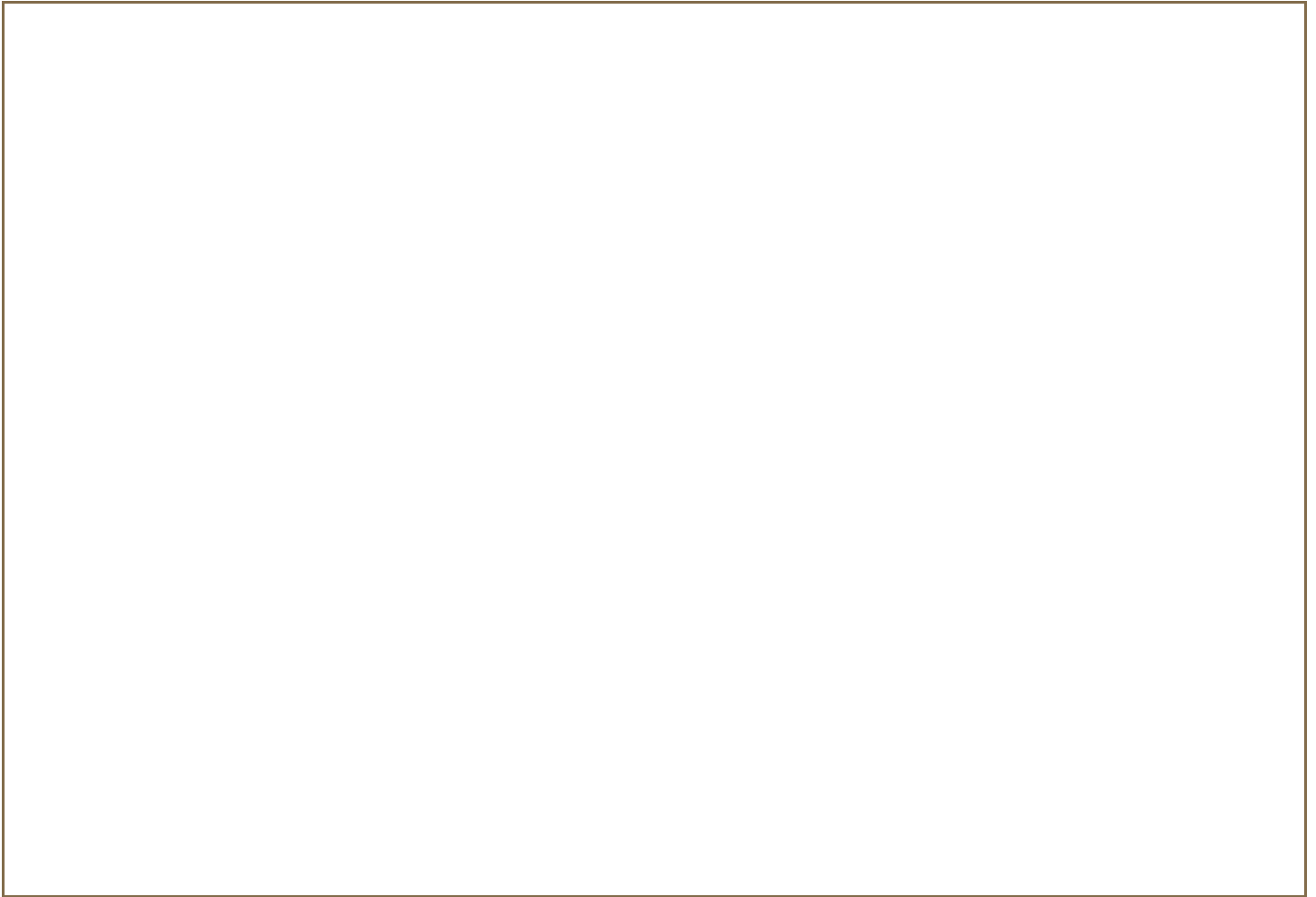
Hybrid Map



Terrain Map



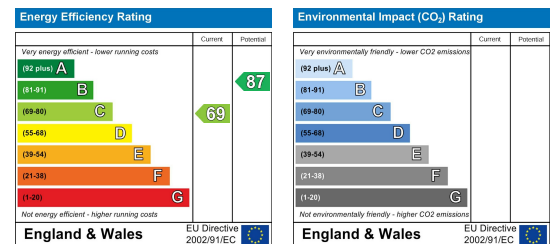
Floor Plan



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.

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