



66 Cedar Street, Derby, DE22 1GE

£900 Per Calendar



A beautifully presented two bedroom mid-terrace with modern kitchen and bathroom along with a pleasant rear garden in this highly popular area close to the city centre.



The gas centrally heated and UPVC double glazed accommodation comprises, front reception room, inner lobby with stairs, rear reception room with French doors and access to a cellar, extended fitted kitchen with appliances. To the first floor a passaged landing leads to two bedrooms and bathroom with shower over bath.

Externally there is a permitted street parking for residents and their guests (viewers please observe local parking restrictions) and to the rear there is a delightful garden with patio, paved pathways, artificial turf and summer house with a store shed behind.

Located at the foot of Broadway, just off Kedleston Road, the property is well located for ease of access into the city centre, University of Derby and the splendid parks of Markeaton and Darley.

ACCOMMODATION

GROUND FLOOR

LOUNGE

11'9" x 11'4" (3.58m x 3.45m)

Entering the property through a timber door into a pleasant lounge with UPVC double glazed window, feature fireplace, carpeted and with radiator.

INNER LOBBY

Stairs to first floor.

DINING ROOM

11'9" x 11'8" (3.58m x 3.56m)

A second spacious reception room with French doors leading into the garden, ample space for a dining table and chairs, access into a cellar, radiator.

KITCHEN

13'2" x 5'10" (4.01m x 1.78m)

An extended fitted kitchen with ample storage cupboards, laminate work surfaces, tiled splashback, stainless steel sink and drainer, fridge freezer, washing machine, electric oven, hob and extractor fan, wall mounted combination boiler, two UPVC double glazed windows, tiled floor with underfloor heating.

FIRST FLOOR

LANDING

A passaged 'L' shaped landing with store cupboard and radiator.

BEDROOM ONE

13'1" x 11'4" (3.99m x 3.45m)

A very spacious bedroom with laminate flooring, front facing UPVC double glazed window, radiator. Wardrobe to be included.

BEDROOM TWO

8'10" x 8'6" (2.69m x 2.59m)

With rear facing UPVC double glazed window, built in wardrobe, radiator.

BATHROOM

9'4" x 5'9" (2.84m x 1.75m)

Spaciously appointed with a three piece suite comprising a panelled bath with mains shower over and screen, wash basin sat on a vanity unit, low level WC, tiled floor and walls, UPVC double glazed window, extractor fan and chrome radiator.

OUTSIDE

Externally there is a permitted street parking for residents and their guests. Tenants will need to apply to Derby city council for a permit.

To the rear there is a delightful garden with patio, paved pathways, artificial turf and summer house with a store shed behind.

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

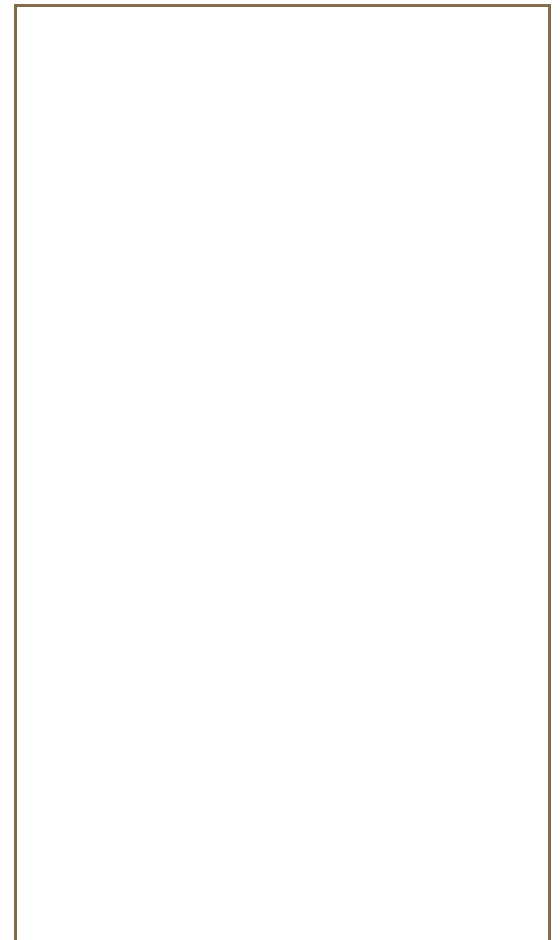
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

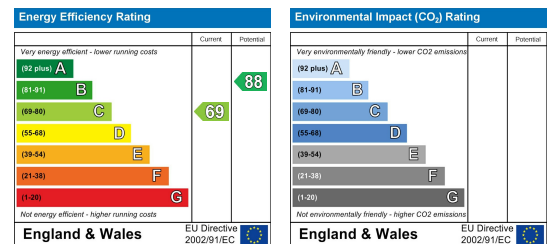
Area Map



Floor Plans



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