



1 Marfleet Close, Mickleover, Derby, Derbyshire, DE3 0PQ

£1,100 Per Calendar



A very proudly presented three bedroom semi-detached property with modern kitchen and bathroom located in this ever popular location.



The neutrally decorated interior provides gas central heating and UPVC double glazed windows and doors and briefly comprises, open plan lounge, separate dining kitchen with oven, hob, washing machine and dishwasher, three well-proportioned first floor bedrooms and a beautifully appointed bathroom with shower over bath.

Externally there is plentiful off road parking to the front, side garage with electric door and a low maintenance enclosed south facing garden to the rear.

The property is located just off Ladybank Road at the Station Road end providing ease of access to Mickelover's impressive range of amenities, facilities and local schools. Ease of access can also be sought to the city centre and Royal hospital.

ACCOMMODATION

Entering the property into:

LOUNGE

16'8" x 12'11" (5.08m x 3.94m)

Main composite front door with glazed panels, fireplace (gas fire disconnected), UPVC double glazed window with blinds, media connections, radiator, stairs to first floor.

KITCHEN DINER

16'7" x 10'9" (5.05m x 3.28m)

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 and hob with extractor fan over, dishwasher and washing machine, space for fridge freezer, radiator, useful wooden dresser, laminate floor and UPVC double glazed French doors to patio.

FIRST FLOOR

LANDING

UPVC double glazed window and loft access with ladder.

BEDROOM ONE

13'5" x 10' (4.09m x 3.05m)

A generous double bedroom with front facing UPVC double glazed window and blind, radiator.

BEDROOM TWO

10'9" x 10' (3.28m x 3.05m)

A double bedroom with built in cupboard housing the combination boiler, UPVC double glazed window, radiator.

BEDROOM THREE

10'3" x 6'5" (3.12m x 1.96m)

An impressive third bedroom with deep built in shelf, UPVC double glazed window with blinds, radiator.

BATHROOM

6'4" x 5'11" (1.93m x 1.80m)

Beautifully appointed with a white three piece suite comprising a panelled bath with mains overhead shower and additional shower head, wash basin and WC, extractor fan, UPVC double glazed window, chrome towel radiator.

OUTSIDE

Large frontage with block paving and gravel covered area all suitable for off road parking.

Delightful low maintenance garden enjoying a south facing aspect enclosed by timber fencing with a paved patio and artificial turf.

GARAGE

19'7" x 7'5" (5.97m x 2.26m)

Side attached garage with electric roller door, power, light and personal rear door.

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

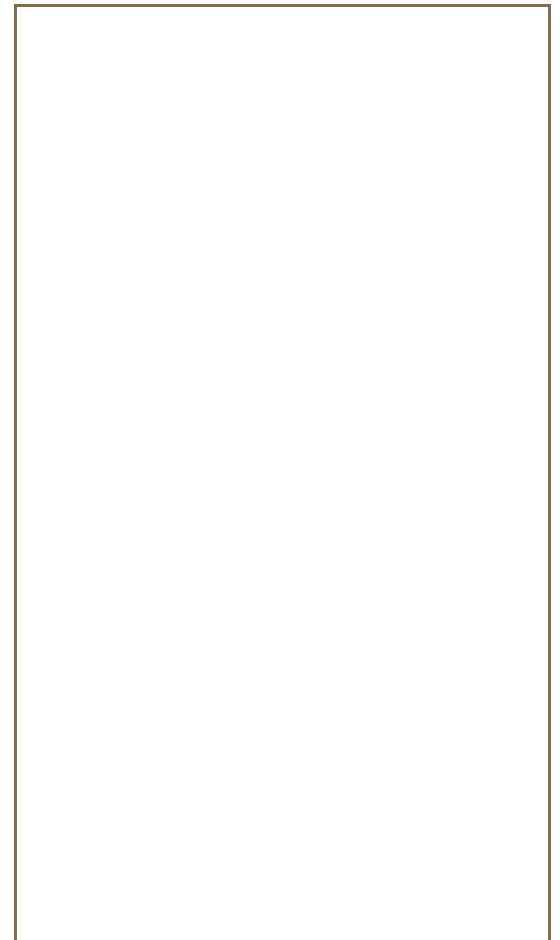
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

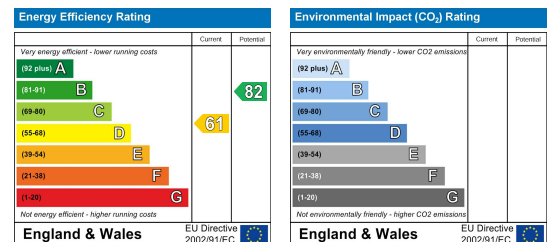
Area Map



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