

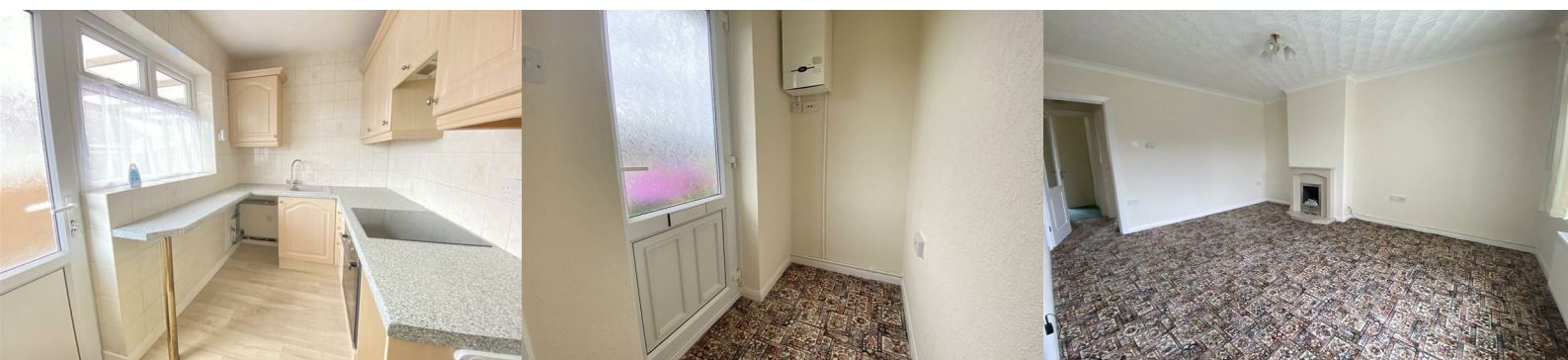


7 Rydal Close, Allestree, Derby, DE22 2SL

£800 Per Calendar



A small cul-de-sac positioned, two bedroomed semi-detached bungalow close to all of Allestree's amenities. The property is maintained to a high standard and offers a comfortable accommodation within this ever popular location.



RECEPTION HALL

With UPVC panelled and double glazed front door, wall mounted Baxi gas central heating boiler.

LIVING ROOM

16'0 x 12'0 (4.88m x 3.66m)

Attractive fireplace with gas, living flame fire, central heating radiator, coving to ceiling, UPVC double glazed window to front elevation.

KITCHEN

10'8 x 6'1 (3.25m x 1.85m)

Appointed with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, sink and drainer, electric oven and induction hob with an extractor fan over, space for further undercounter appliances and breakfast bar, side UPVC double glazed window and door.

INNER HALL

BEDROOM ONE

15'4 x 9'1 (4.67m x 2.77m)

Having fitted wardrobes and airing cupboard, UPVC double glaze window and radiator.

BEDROOM TWO

10'2 x 9'3 (3.10m x 2.82m)

Central heating radiator, UPVC double glazed window to rear elevation, fitted wardrobes.

BATHROOM

6'0 x 6'0 (1.83m x 1.83m)

Fitted with a white suite comprising a paneled bath with Triton electric shower over, pedestal wash hand basin, WC, UPVC double glazed window, central heating radiator.

OUTSIDE

There is a front driveway leading to gates in turn leading to a useful covered car port area. There is a pleasant planted front garden.

To the rear is a mature and private garden enclosed by fencing. There is also a patio and two timber store sheds.

COUNCIL TAX BAND B

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.

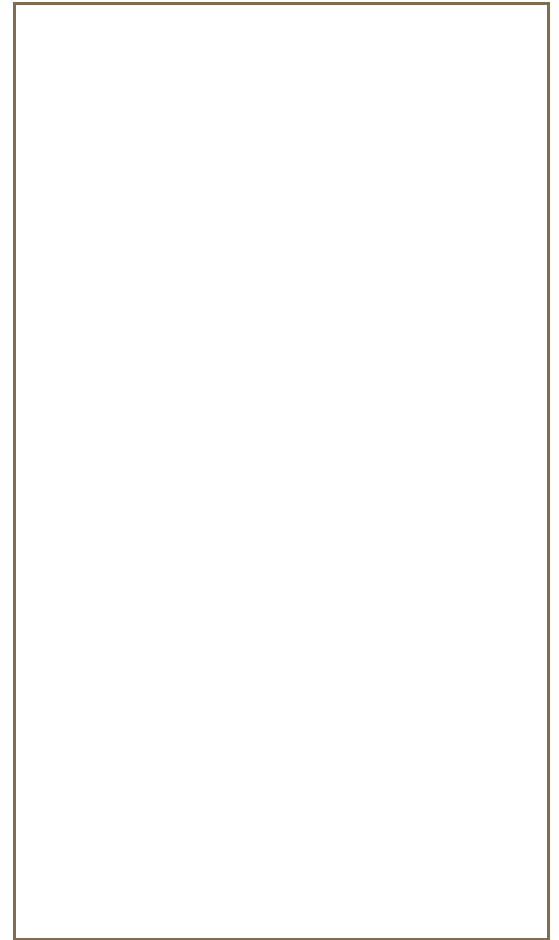
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these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

