



4 Roydon Close, Mickleover, Derby, DE3 0PN

£975 Per Calendar



Located on this popular residential estate directly off Ladybank Road is this three bedroom semi detached property benefiting from Upvc double glazed windows, modern gas central heating system and modern kitchen. Externally, there is a driveway, garage and enclosed garden.



DIRECTIONS

Turning onto Ladybank Road from Station Road, follow the road for a short distance where Roydon Close will be eventually be found on the right shortly after a public playing field.

DESCRIPTION

Newly decorated three bedroom semi detached property in popular location.

ACCOMODATION

Property consists of Entrance Porch with useful storage area leading to Hallway with Stairs to the first floor and storage area beneath. Access to:

LOUNGE

12'11" x 10'2" (3.96 x 3.12)

Upvc double glazed window, radiator, open plan access to:

DINING ROOM

10'9" x 8'11" (3.28 x 2.74)

Window and door to the lean-to porch, radiator.

KITCHEN

10'4" x 7'4" (3.15 x 2.26)

Fitted with a modern range of wall and base units with matching cupboard and drawer fronts, laminate worktop and tiled splashback. White goods included in the rental are: electric oven, electric ceramic hob and extractor fan.

FIRST FLOOR

Stairs rise to a landing with Upvc double glazed window and loft access.

BEDROOM ONE

13'5" x 10'0" (4.09 x 3.05)

Upvc double glazed window, radiator.

BEDROOM TWO

10'9" x 10'0" (3.28 x 3.05)

Upvc double glazed window, radiator.

BEDROOM THREE

10'2" x 6'5" (3.10 x 1.96)

Upvc double glazed window, radiator, built in cupboard.

BATHROOM

Bath with shower over, Pedestal wash hand basin, low level w.c.. Chrome towel radiator, upvc double glazed window.

OUTSIDE

Block paved driveway providing off road parking leading to a detached brick garage and enclosed garden with patio.

PLEASE NOTE:

As part of our application process, fees will become due for referencing, tenancy agreement administration and an inventory, these will be charged in addition to the Rent and Deposit (which is £150 more than the rental) that will be payable before the tenancy starts. Our fees can be found at: <http://www.bbjettings.co.uk/tenants>.

Please contact our Branch for full details of the fees payable before you make any decision about this property or before you decide to view this property. Our Branch staff can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

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.

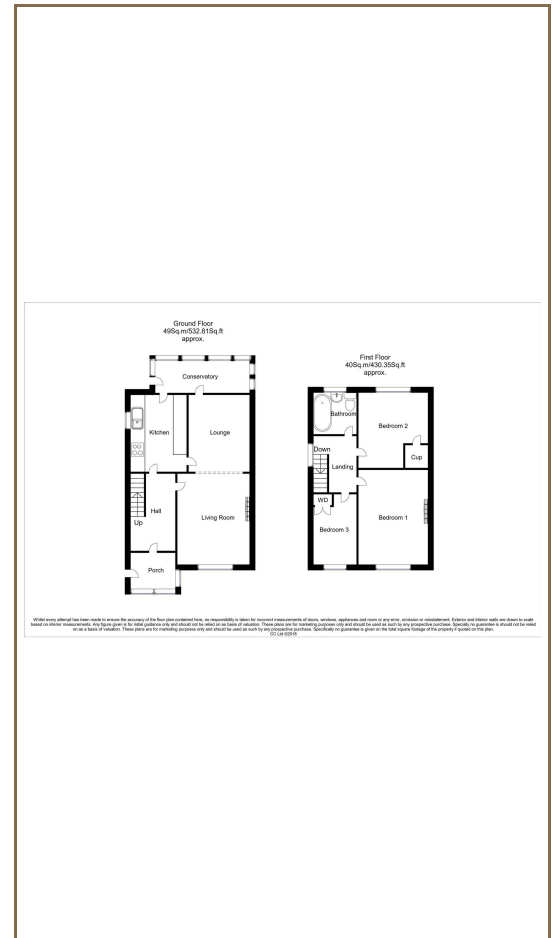
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer 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.

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Area Map



Floor Plans



Energy Efficiency Graph

