

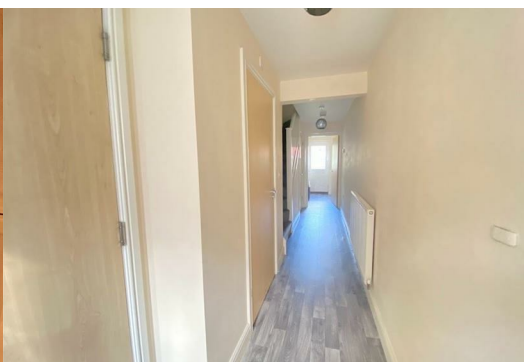


42 Auriga Court, Chester Green, Derby, DE1 3RH

£995 Per Calendar



A spacious three bedroom, three storey, mid townhouse with excellent living accommodation located in this popular position close to the city centre. ***NO PETS PLEASE***



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The gas centrally heated and double glazed accommodation briefly comprises entrance hallway, cloakroom, utility room, on the first floor is a kitchen Diner and living room, finally to the second floor are three well proportioned bedrooms, the main with fitted wardrobes and en suite, the second bedroom having direct access into the main bathroom.

Externally there is a single depth driveway and car port leading to an integral garage. To the rear there is a pleasant garden with patio and lawn.

Chester Green is a popular location being close to the city centre, Darley fields and park with pleasant riverside walks. Locally there is a convenience store, popular public houses, cafe and ease of access onto the A38 and A52 road networks.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Main front door, two useful store cupboards, stairs to first floor, radiator.

CLOAKROOM

Low level WC and wash basin.

UTILITY ROOM

With fitted base cupboards, laminate work surface, stainless steel sink and drainer, space for two appliances, rear door and radiator.

FIRST FLOOR

LANDING

Stairs continue to second floor, access into kitchen and lounge, radiator

KITCHEN DINER

15'5" x 11'5" (4.70 x 3.48)

Fitted with a good range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, fridge and freezer concealed with a tall unit, integrated dishwasher, space for a table and chairs, two rear facing windows and radiator.

LOUNGE

17'11 x 15'6 (5.46m x 4.72m)

A large 'L' shaped room with two front facing windows, fireplace with electric fire and hearth, media connections and two radiators.

SECOND FLOOR

A staircase rises from the first floor to:

LANDING

Airing cupboard and radiator.

BEDROOM ONE

15'6 x 11'11 (4.72m x 3.63m)

A spacious bedroom with fitted wardrobes, two windows and radiator.

EN-SUITE

Shower cubicle with mains chrome shower, wash basin and WC, towel radiator, extractor fan and spotlights.

BEDROOM TWO

11'6" x 8'1" (3.51m x 2.46m)

Rear facing window, radiator and with private access into the bathroom.

BEDROOM THREE

7'9" x 7'2" (2.36m x 2.18m)

A generous single bedroom or study with rear facing window and radiator.

MAIN BATHROOM

8'0 x 6'6 (2.44m x 1.98m)

Fitted with a white three piece suite comprising a panelled bath with shower over, wash basin and Wc both neatly fitted into a vanity unit, towel radiator, extractor fan and spotlights.

OUTSIDE

Drive and car port leading to an integral garage.

Enclosed rear garden with fenced borders, lawn patio and gate

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.

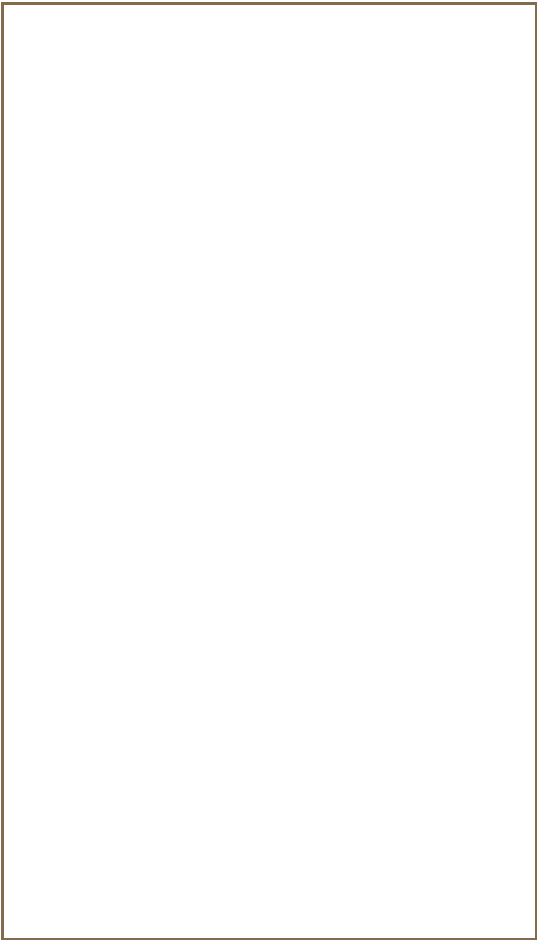
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer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

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

