

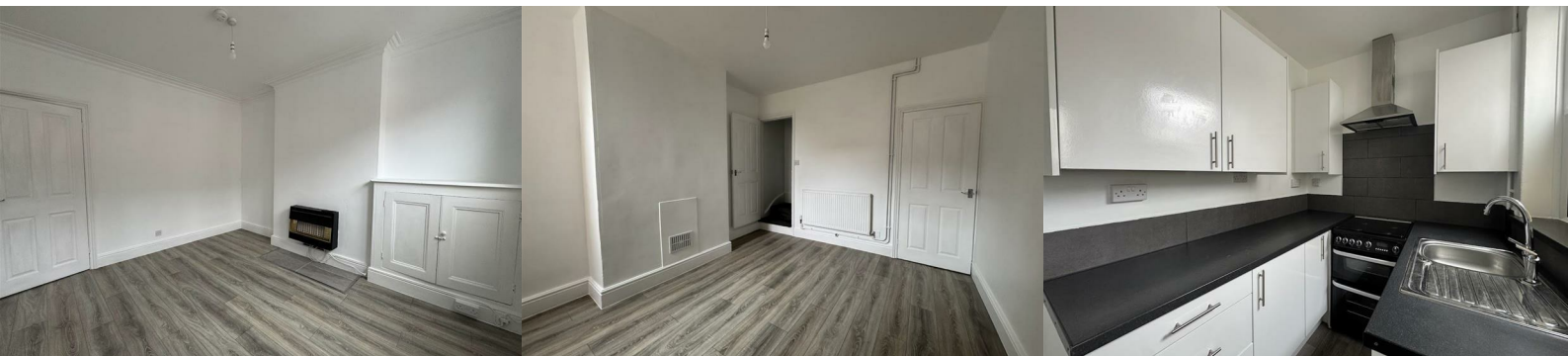


10 Pear Tree Street, Derby, DE23 8PP

£800 Per Calendar



A very smartly presented two bedroom mid terrace property having been professionally upgraded to include a new kitchen and bathroom.



The gas centrally heated and UPVC double glazed accommodation in brief comprises, lounge, inner lobby with access to a cellar, separate dining room and fitted kitchen with oven and hob. To the first floor, there are two separate bedrooms and bathroom.

Externally there is ample street parking whilst to the rear there is a long rear garden with brick store.

The property is located close to all local facilities in this ever popular residential location. Derby city centre is a short distance away as are both hospitals.

ACCOMMODATION

LOUNGE

12'3" x 10'8" (3.73m x 3.25m)
Main UPVC double glazed front door and window, laminate floor covering, gas fire and radiator.

INNER LOBBY

Access to the cellar.

DINING ROOM

12'3" x 10'10" (3.73m x 3.30m)
A second spacious reception room also having laminate floor covering, stairs lead to the first floor, rear facing UPVC double glazed window and radiator.

KITCHEN

8'11" x 6' (2.72m x 1.83m)
Fitted with a newly installed range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, stainless steel sink and drainer, electric cooker and gas hob with an extractor fan over, space for a tall fridge freezer and washing machine, UPVC double glazed door and window to the rear.

FIRST FLOOR

LANDING

Passaged with access to all first floor rooms, radiator.

BEDROOM ONE

12'3" x 10'9" (3.73m x 3.28m)
A spacious double bedroom with new carpeting, front facing UPVC double glazed window and radiator.

BEDROOM TWO

12'3" x 7'10" (3.73m x 2.39m)
A second spacious bedroom having a built-in wardrobe, rear facing UPVC double glazed window.

BATHROOM

8'11" x 6' (2.72m x 1.83m)
Fitted with a newly installed three-piece white bathroom suite, comprising a 'P' shaped bath with enlarged showering area, matching curved screen and mains chrome shower, wash basin and low-level WC, tiled walls, UPVC double glazed window, built-in cupboard housing a combination boiler, radiator.

OUTSIDE

Ample street parking to the front.

To the rear there is a long rear garden enclosed by fencing and brick wall with gated front access and store shed.

COUNCIL TAX BAND A

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

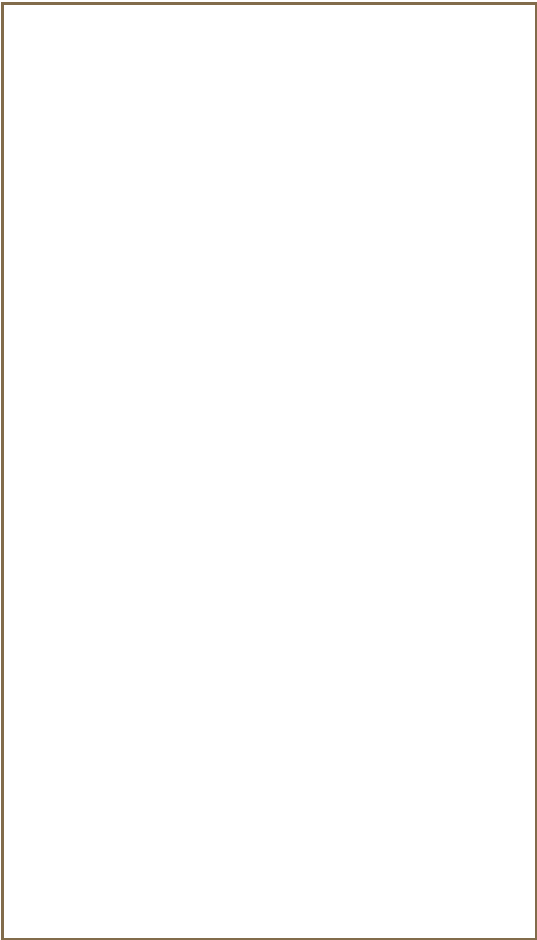
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

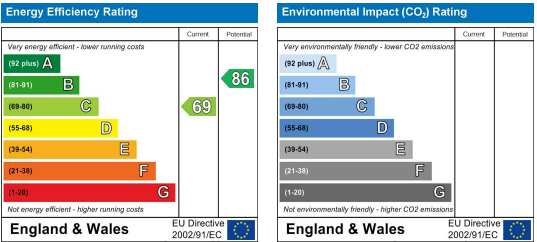
Area Map



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 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