



26 Hall Street, Alvaston, Derby, Derbyshire, DE24 8RZ

**£895 Per Calendar
Month**



Located within a short walk of the local shopping facilities of Alvaston, this is a well appointed three bedroom mid terraced house which benefits from gas central heating and double glazing.



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DIRECTIONS

Leave Derby City Centre along London Road and proceed over the traffic island into Alvaston. Shortly before the shopping facilities turn right onto Hall Street where the property is situated on the right hand side clearly identified by our "To Let" board.

The landlord has spent considerable time and effort in the presentation of this delightful home which in brief comprises to the ground floor a lounge, inner lobby with access to under stairs storage, dining room, kitchen with gas cooker, rear lobby with fridge freezer and ground floor bathroom with shower over the bath. To the first floor are three good sized bedrooms.

Outside the house has a garden to the rear and to the front there is on street parking.

Alvaston is a much sought after residential location, only a short drive from the vibrant city centre of Derby. A short walk from local shops, the house is ideally positioned for ease of access to the ring road offering onward travel to the A52, A50 and M1 corridor.

The house should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through front door into:

LOUNGE

10'11" x 11'2" (3.33m x 3.40m)

With polished wooden floor, feature fireplace and radiator.

INNER LOBBY

With useful under stairs storage cupboard.

DINING ROOM

11'3" x 10'5" (3.43m x 3.18m)

With double glazed window, staircase to the first floor and radiator.

KITCHEN

8'11" x 5'9" (2.72m x 1.75m)

With a range of work surface/preparation areas, wall and base cupboards and a gas cooker. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window, utility space, complementary tiling, door to the rear and radiator.

REAR LOBBY

With fridge freezer and storage.

GROUND FLOOR BATHROOM

6' x 5'5" (1.83m x 1.65m)

With low level WC, pedestal wash hand basin and bath with shower over the bath, complementary tiling and frosted double glazed window.

TO THE FIRST FLOOR

BEDROOM ONE

11'3" x 11' (3.43m x 3.35m)

With double glazed window the front elevation and radiator.

BEDROOM TWO

11'3" x 10'6" (3.43m x 3.20m)

With double glazed window, polished wooden floor, storage cupboard and radiator.

Access through bedroom two to bedroom three.

BEDROOM THREE

8'8" x 6' (2.64m x 1.83m)

With double glazed window, radiator and wall mounted boiler providing domestic hot water and central heating.

OUTSIDE

Outside the property benefits from a garden to the rear and to the front there is on street parking.

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.

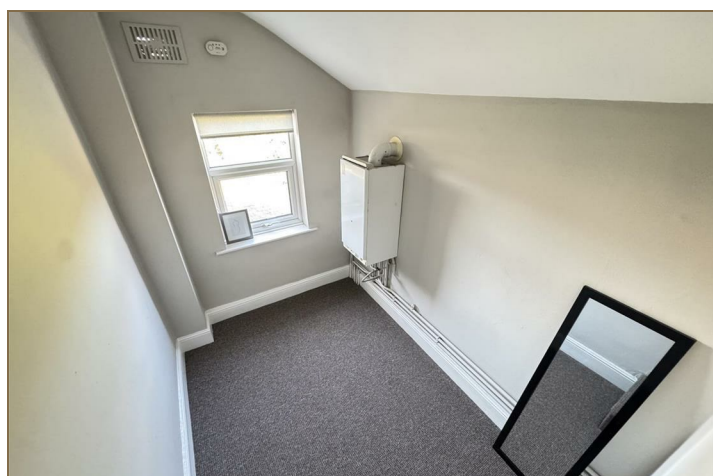
(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

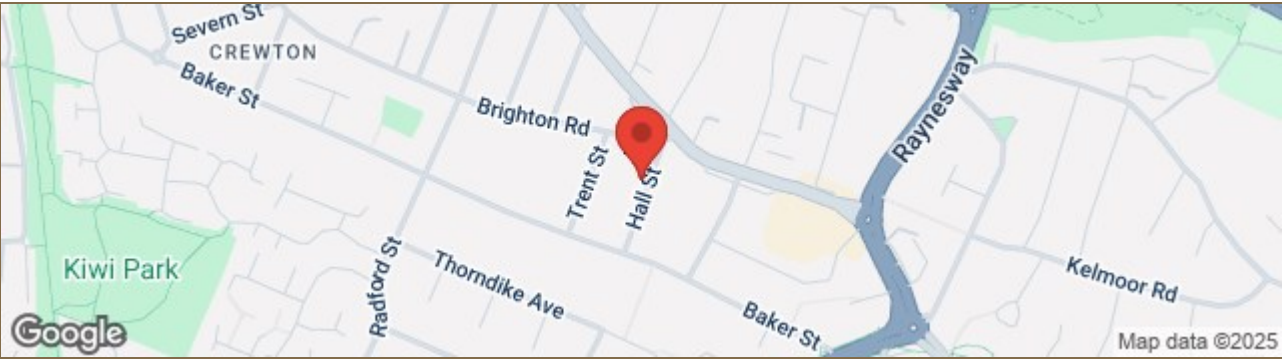
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(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.

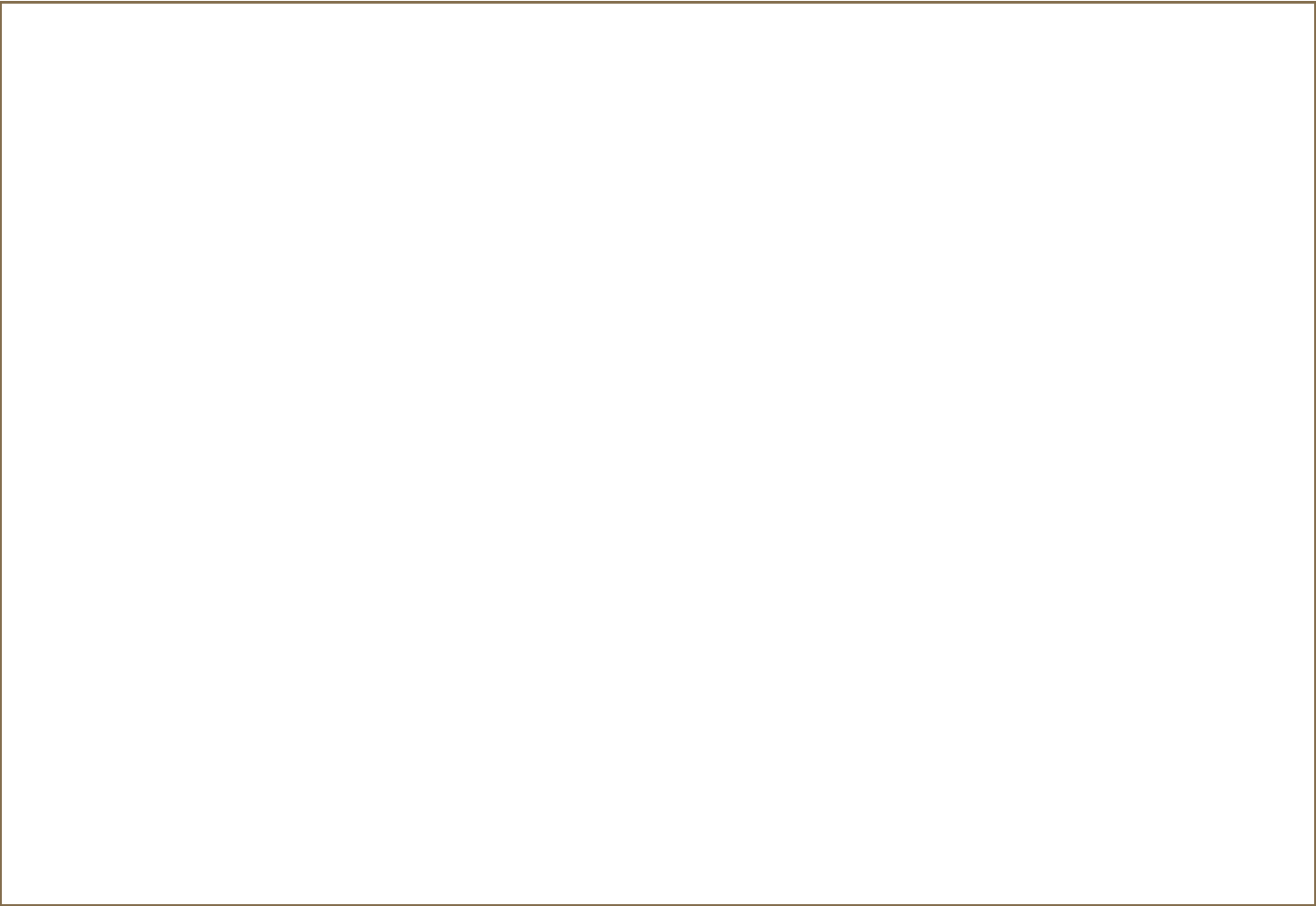
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these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



Road Map



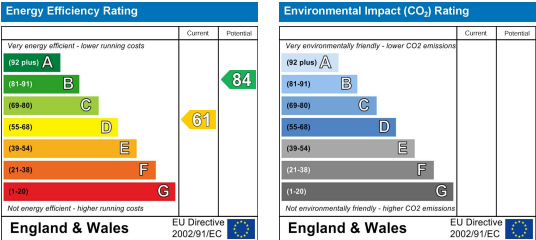
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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

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