



**8 Wade Avenue, Littleover, Derby, DE23 6BG**

**£875 Per Calendar**



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Providing both UPVC double glazing and gas central heating this beautifully presented home comprises, entrance hallway, cosy lounge with bay window, separate dining room adjoining a large fitted kitchen with integrated cooking appliances. To the first floor are two double bedrooms and large four piece bathroom.

Externally there is street parking and a pleasant lawned garden with patio to the rear.

The property is located in the heart of Littleover village close to all local shopping facilities, frequent public transport service into the city centre and within close proximity to the sought after Littleover Community secondary school and Derby Royal hospital.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Entering the property through an attractive front door recessed with storm porch into a welcoming hallway with understairs cupboard and radiator.

LOUNGE

14'0 into bay x 8'8 (4.27m into bay x 2.64m)

A cosy lounge with UPVC double glazed bay window, media connections and radiator.

DINING ROOM

12'5 x 12'0 (3.78m x 3.66m)

A generous reception room adjoining the kitchen with ample space for dining and living furniture, rear facing UPVC double glazed window, radiator and stairs to first floor.

KITCHEN

19'1 x 6'9 (5.82m x 2.06m)

Very spacious and fitted with a generous range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and matching splashback, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, space for a washing machine and fridge freezer, additional wall unit housing the combination boiler providing hot water and gas central heating, UPVC double glazed window and door, vinyl floor covering and radiator.

MAIN FRONT DOOR

FIRST FLOOR

LANDING

Passed with independent access to all first floor rooms, radiator.

BEDROOM ONE

12'0 x 11'11 (3.66m x 3.63m)

A spacious double bedroom with two front facing UPVC double glazed windows, feature fireplace and radiator.

BEDROOM TWO

12'5 x 9'0 (3.78m x 2.74m)

A generous second bedroom with built in cupboard having a hanging rail, feature fireplace, rear facing UPVC double glazed window and radiator.

BATHROOM

13'3 x 6'11 (4.04m x 2.11m)

Spaciously appointed with a four piece suite comprising a deep panelled bath, separate double width shower cubicle with mains chrome shower and sliding screen door, wash basin and WC, tiled floor, UPVC double glazed window and chrome towel radiator.

OUTSIDE

Pleasant garden with patio, lawn and gated rear access. Street parking to front.

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.

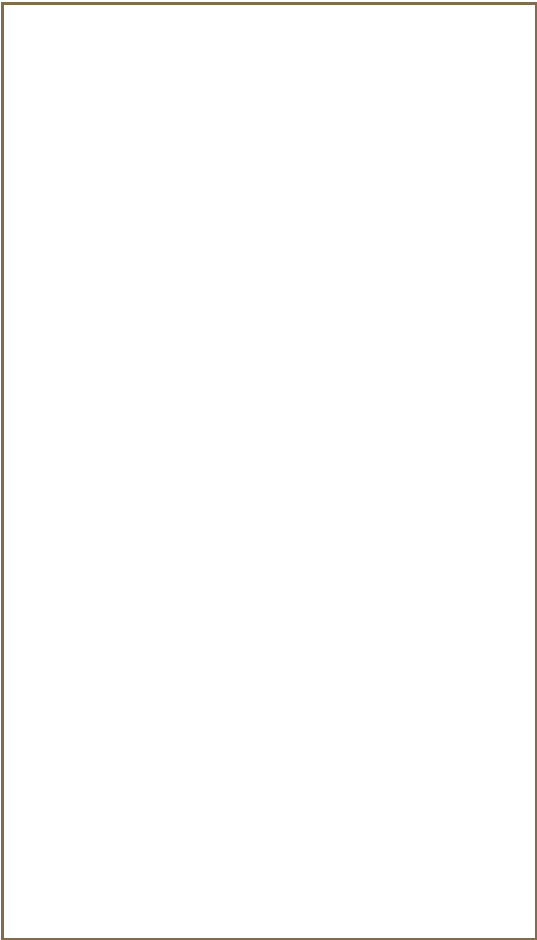
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer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

Area Map



Floor Plans



Energy Efficiency Graph

