



## 18 Derwent Close, Allestree, Derby, DE22 2UY

**£950 Per Calendar  
Month**



Situated within a popular residential location, this is a well appointed two bedroom semi detached house which benefits from gas central heating, double glazing and garden to the front and rear.





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Internally the accommodation briefly comprises an entrance lobby, lounge with staircase leading to the first floor and kitchen with integrated appliances and access to the rear. To the first floor are two good sized bedrooms and a bathroom with shower over the bath.

Outside the property benefits from a lawn garden to the rear and to the front elevation there is a further lawn garden and driveway.

Derwent Close is a highly sought after residential location situated within the heart of Allestree within easy reach of a local shop and a short walking distance of the delightful Allestree Park offering countryside walks around the lake. The property is perfectly positioned for ease of access to the A38 giving onward travel to the A50, A52 and M1 corridor.

A well presented, spacious property which should be viewed to be fully appreciated.

### ACCOMMODATION

Entering the property through side entrance door into:

#### ENTRANCE LOBBY

With access to:

#### KITCHEN

12'3" x 9'7" (3.73m x 2.92m)

With a range of work surface/preparation areas, wall and base cupboards and an

integrated oven, hob and extractor. The kitchen has a stainless steel sink unit with mixer tap and there is washing machine, dishwasher, fridge/freezer, double radiator and access to the rear elevation through a double glazed door.

#### LOUNGE

12'10" x 12'4" plus walk in double glazed bay wind (3.91m x 3.76m plus walk in double glazed bay windo)

Spacious room with double glazed bay window, staircase leading to the first floor and under stairs storage.

#### LANDING

With access to loft.

#### BEDROOM ONE

12'3" x 9'3" (3.73m x 2.82m)

With double glazed window, storage cupboard and radiator.

#### BEDROOM TWO

9'8" x 6'6" (2.95m x 1.98m)

With double glazed window, storage cupboard and radiator.

#### BATHROOM

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

#### OUTSIDE

Outside the property benefits from an enclosed lawn garden to the rear.



To the front there is a garden, driveway and gated access to the rear elevation.

### 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.

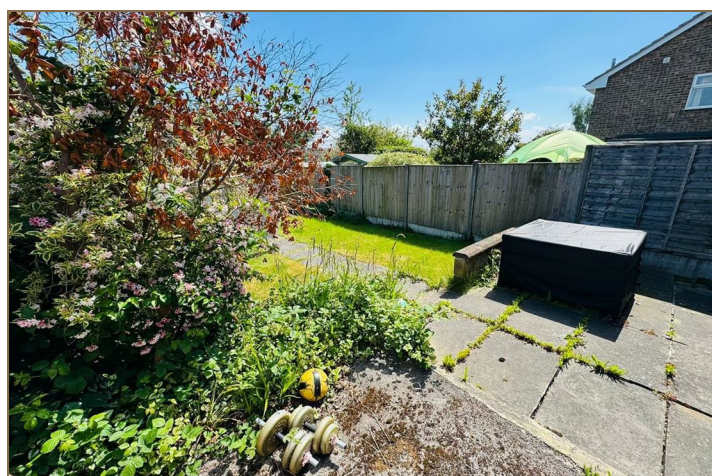
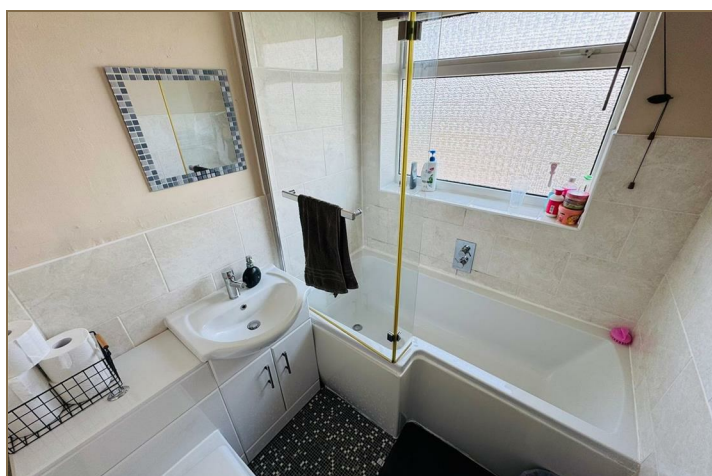
(2) These particulars do not constitute part or all of an offer or contract.

(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.

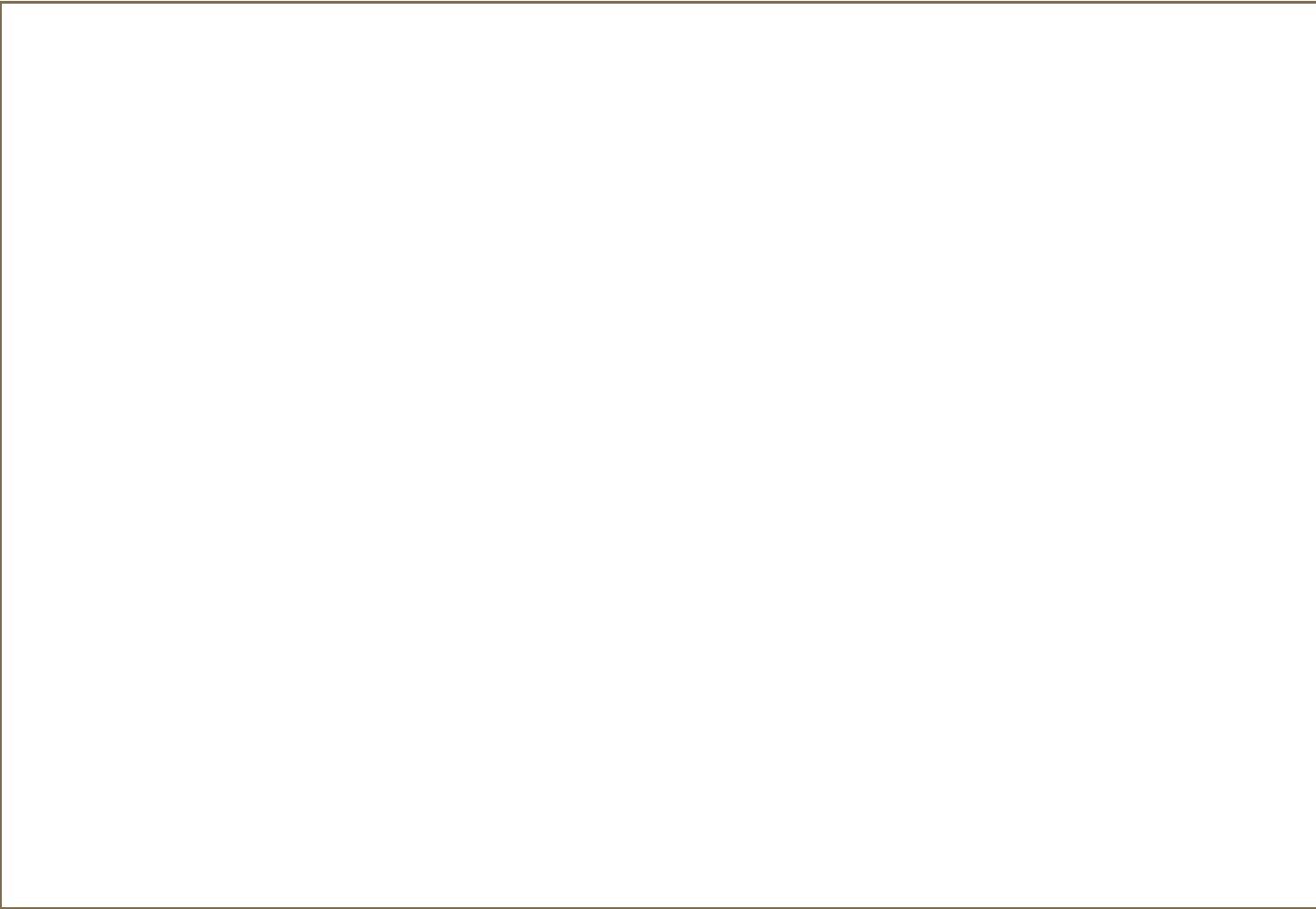
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these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



## Road Map



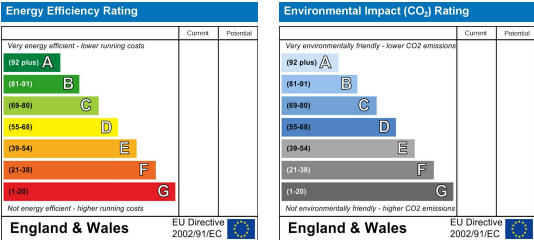
## Floor Plan



## 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](http://www.boxallbrownandjones.co.uk)