



10 St Pauls Road, Chester Green, Derby, DE1 3RS

£1,200 Per Calendar



Enjoying an enviable pedestrianised position overlooking Chester Green, this is an exquisite four bedroom character property beautifully presented throughout and featuring a brand new kitchen and bathroom with residents parking found to the rear.



This highly impressive home features replacement double glazed windows, gas central heating and briefly comprises, a large open plan living dining room with central staircase, a brand new fitted kitchen with integrated cooking appliances and cloak/utility room. To the first floor there is the principal bedroom with front views, bedroom two and newly appointed bathroom with shower over bath. To the second floor are two further bedrooms.

Externally there is an attractive foregarden leading directly onto Chester Green, to the rear there is an enclosed courtyard with store leading onto John Lombe Drive where parking is possible (permit required.) Viewers are advised to observe local parking restrictions.

Chester Green is a popular residential area connected to the city centre by a pleasant riverside walk. Locally there is a grocery store, public house and micro brewery, ease of access can be sought to Darley Abbey, the city centre and onwards travel via the A38 and A52 networks.

ACCOMMODATION

GROUND FLOOR

OPEN PLAN LIVING DINING ROOM

25' x 20'20" (7.62m x 6.10m)
A very spacious living area with ample space for dining and lounge furniture with laminate flooring throughout.

The property is entered through an attractive newly installed front door into a lounge area with replacement sash double glazed window, fitted cabinet and shelving, feature fireplace and radiator.

The dining area, adjoining the kitchen also has a fitted cabinet and shelving, French doors, stairs to the first floor, feature fireplace recess and radiator.

KITCHEN

15'10" x 5'10" (4.83m x 1.78m)
Beautifully appointed with a brand new kitchen having an excellent range of storage units, drawers and pantry unit housing a modern combination boiler, laminate work surfaces, sink and drainer, electric oven, hob and extractor fan over, space for an undercounter fridge, UPVC double glazed side sash windows, door to garden and radiator.

CLOAKROOM/UTILITY

6'1" x 4'9" (1.85m x 1.45m)
Appointed with a low level WC and wash basin, plumbing and space for a washing machine, radiator.

FIRST FLOOR

LANDING

Passaged with access to the second floor.

BEDROOM ONE

10'10" x 11'11" (3.30m x 3.63m)
A comfortable double bedroom with front facing replacement double glazed sash window enjoying a fine aspect over Chester Green, feature fireplace, radiator and double wardrobe.

BEDROOM TWO

7'9" x 8'5" (2.36m x 2.57m)
Rear facing UPVC double glazed window, feature fireplace and radiator.

BATHROOM

Stylishly appointed with a brand new suite comprising a panelled bath with enlarged showering area, matching screen and mains overhead shower, wash hand basin sat on a vanity unit and low-level WC, vinyl panel walls, UPVC double glazed window, extractor fan and chrome towel radiator.

SECOND FLOOR

BEDROOM THREE

9'8" x 9'10" (2.95m x 3.00m)
Twin Velux windows to the front elevation, radiator.

BEDROOM FOUR

8'7" x 10'10" (2.62m x 3.30m)
Velux and UPVC double glazed window to the rear elevation, radiator.

OUTSIDE

Externally there is an attractive foregarden leading directly onto Chester Green, to the rear there is an enclosed courtyard with store leading onto John Lombe Drive where parking is possible (permit required.) Viewers are advised to observe local parking restrictions.

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.

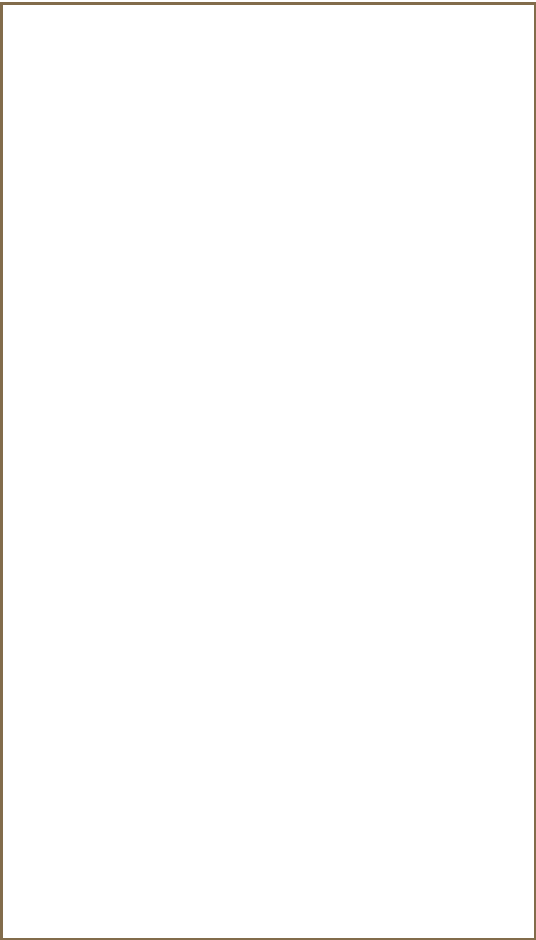
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer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

Area Map



Floor Plans



Energy Efficiency Graph

