



## 102 Allestree Street, Derby, DE24 8TU

**£825 Per Calendar**



A very smartly presented and greatly upgraded two bedroom mid-terraced home located in this popular area close to the shopping area, Pride Park and Ascot Drive area.



The redecorated interior includes both UPVC double glazed window and doors, gas central heating and briefly comprises, lounge, inner lobby with store, dining room leading into a newly installed kitchen with electric oven and hob, to the first floor are two generous bedrooms and bathroom with shower over bath.

Externally there is ample street parking to the front. To the rear there is a long rear garden with fenced borders, gated front access, brick store and low maintenance gravelled flooring.

ACCOMMODATION

GROUND FLOOR

LOUNGE

11'5" x 11'4" (3.48m x 3.45m)  
Entering the property through a UPVC double glazed front door into a formal lounge area with laminate floor covering, UPVC double glazed window with blind, radiator.

INNER LOBBY

With useful under stairs store cupboard.

DINING ROOM

12'1" x 11'5" (3.68m x 3.48m)  
Second spacious reception room with a continuation of the laminate flooring, rear facing UPVC double glazed window, stairs lead to the first floor, fireplace with inset electric fire, radiator and open plan access into the kitchen.

KITCHEN

8'8" x 6'2" (2.64m x 1.88m)  
Appointed with a brand-new range of fitted wall and base units with matching cupboard and drawer fronts, laminate work services, stainless steel sink and drainer, tiled walls, electric oven and hob with an extractor fan over, space for a tall fridge freezer and plumbing for a washing machine, tiled floor, UPVC double glazed window and door to the garden, radiator.

FIRST FLOOR

LANDING

Newly carpeted stairs and landing.

BEDROOM ONE

11'5" x 11'3" (3.48m x 3.43m)  
A spacious double bedroom having a front facing UPVC double glazed window with blinds and curtains, newly carpeted, radiator.

BEDROOM TWO

12'3" x 8'6" (3.73m x 2.59m)  
A second generous bedroom having a rear facing UPVC double glazed window with curtains, built-in store cupboard, radiator.

BATHROOM

8'10" x 6'3" (2.69m x 1.91m)  
Smartly appointed with a white three-piece suite comprising a panelled bath with a mains chrome shower over, deep wash hand basin and low-level WC, tiled floor and walls, UPVC double glazed window, chrome towel radiator and built-in cupboard providing storage also housing the combination boiler providing domestic hot water and gas central heating.

OUTSIDE

Ample street parking to the front. To the rear there is a long rear garden with fenced borders, gated front access, brick store and low maintenance gravelled flooring.

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

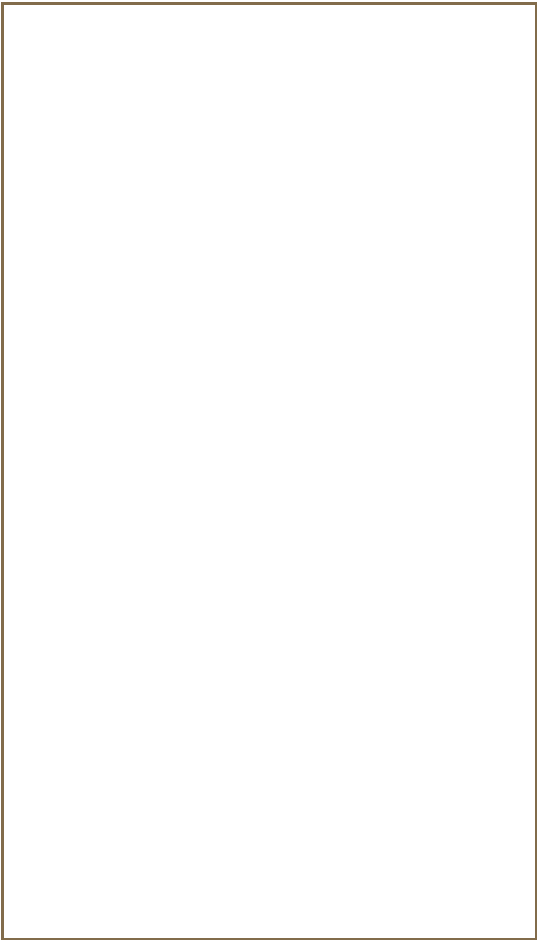
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

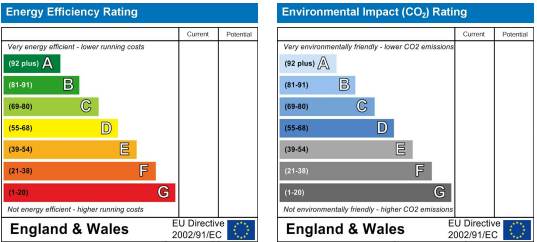
Area Map



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.

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