



5 Seale Street, Chester Green, Derby, DE1 3RT

£1,200 Per Calendar



A professionally and comprehensively refurbished two bedroom mid-terraced house with open plan dining kitchen, utility room, modern bathroom with shower over bath, located in this highly popular location close to the city centre and numerous beautiful parks.



This highly impressive and quality rented accommodation includes a brand new gas central heating system, UPVC double glazing and brand new flooring comprises, front reception room, inner lobby with understairs store, open plan dining kitchen with new kitchen units, electric oven and hob, dishwasher with space for an upright fridge freezer, utility room with space for two laundry appliances also with WC. To the first floor are two carpeted bedrooms and bathroom with shower over bath.

Externally there is street parking protected by residents parking permits available from Derby City Council. The rear garden is of low-maintenance design with gravel covered ground, fenced borders with rear gate.

A top quality home.

ACCOMMODATION

GROUND FLOOR

LOUNGE

11'8" x 10'9" (3.56m x 3.28m)
Entering the property a UPVC double glazed front door, with inset mat into a pleasant reception room with Karndeian style flooring, UPVC double glazed window, radiator.

INNER LOBBY

With understairs store cupboard.

DINING KITCHEN

With Karndeian style flooring throughout.

DINING AREA

11'5" x 10'10" (3.48m x 3.30m)
With ample space for a dining table and chairs, UPVC double glazed window, stairs to first floor, chimney breast display recess, radiator.

KITCHEN

14'2" x 6'2" (4.32m x 1.88m)
Well appointed with a good range of base units with matching cupboard and drawer fronts, laminate work surfaces, sink and drainer, electric oven and hob with an extractor fan over, integrated dishwasher, space for a tall fridge freezer, UPVC double glazed window, UPVC double glazed door and inset floor mat.

UTILITY ROOM AND WC

6' x 5'7" (1.83m x 1.70m)
Having plumbing and space for a washing machine and tumble dryer, worktop and tall store cupboard, also with a low level WC, wash basin, UPVC double glazed window and chrome towel radiator.

FIRST FLOOR

LANDING

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

BEDROOM ONE

11'8" x 10'10" (3.56m x 3.30m)
A spacious main bedroom newly carpeted, front facing UPVC double glazed window, radiator.

BEDROOM TWO

11'4" x 7'10" (3.45m x 2.39m)
A generous second bedroom with store cupboard recess, rear facing UPVC double glazed window, net carpeted, radiator.

BATHROOM

8'3" x 6'2" (2.51m x 1.88m)
Smartly appointed with a brand new bathroom suite comprising a panelled bath with mains chrome shower over, screen and vinyl wall panels, low level WC and wash basin, UPVC double glazed window, Karndeian style flooring, extractor fan and chrome towel radiator.

OUTSIDE

Externally there is street parking protected by residents parking permits available from Derby City Council. The rear garden is of low-maintenance design with gravel covered ground, fenced borders with rear gate.

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.

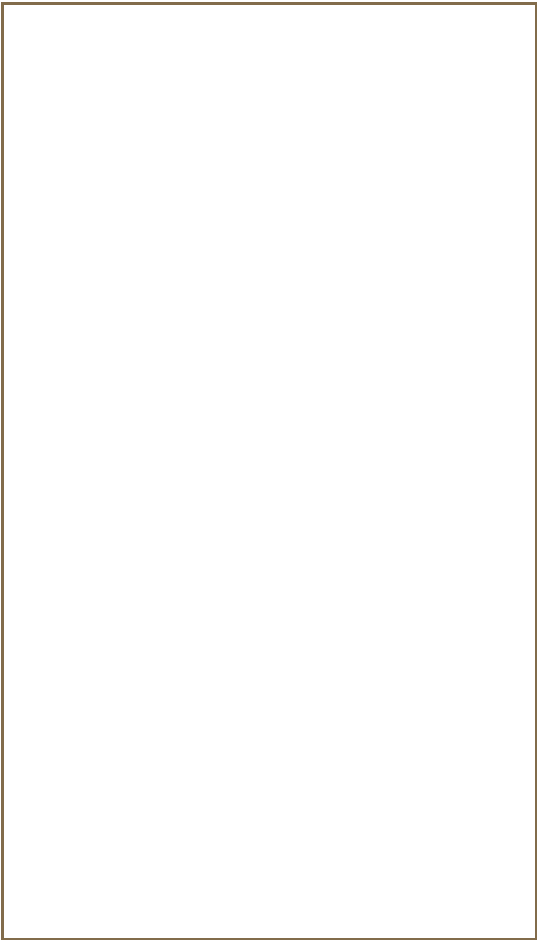
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer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

