



51 Sherwin Street, Derby, DE22 1GP

£850 Per Calendar



A smartly presented and larger than average two double bedroom mid terraced property in this ever popular location off Kedleston Road and close to Derby City Centre. ** NO PETS **



The property includes gas central heating, original sash windows and white goods.

LOUNGE

Front door, original sash window, wood burning stove and radiator.

INNER LOBBY

Access to the cellar

DINING ROOM

Stairs to the first floor, gas fire, original sash window, radiator.

KITCHEN

Fitted kitchen units with matching cupboard and drawer fronts, laminate worktop, all white goods included.

UTILITY CUPBOARD

Wall mounted gas central heating boiler and storage area.

FIRST FLOOR PASSAGE LANDING

DOUBLE BEDROOM ONE

Original sash window, built in wardrobes and dresser, radiator.

DOUBLE BEDROOM TWO

Original sash window, built in cupboard, radiator.

SPACIOUS BATHROOM

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, low level w.c, and separate shower cubicle, radiator.

OUTSIDE

Pleasant rear garden with lawn and patio, side pedestrian access to Bradley Street.

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.

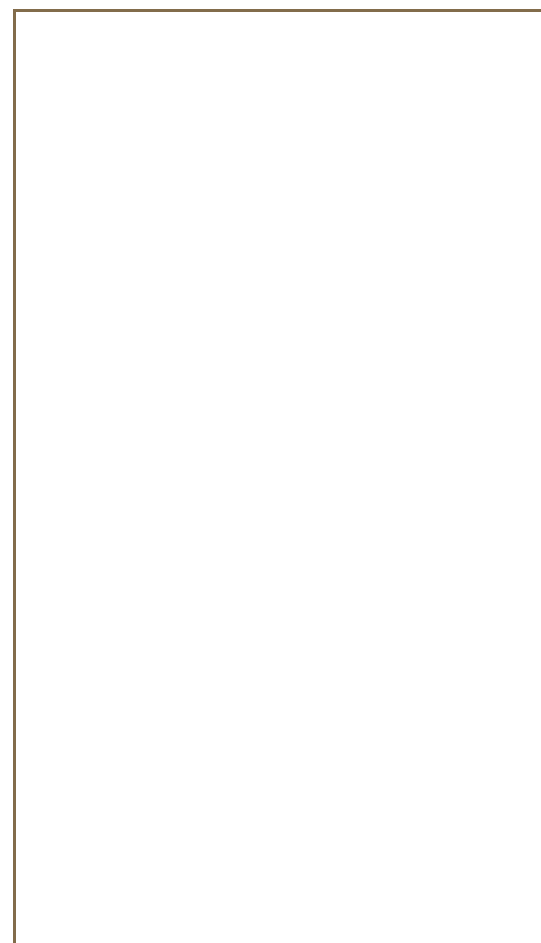
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(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.

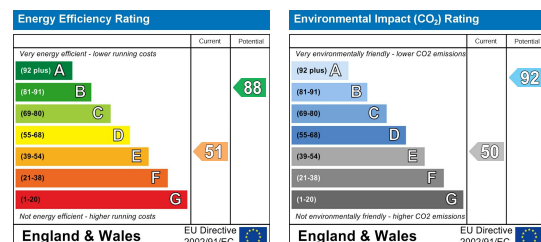
Area Map



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 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

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk