



26 Longford Street

Derby

DE22 1GH

Per Calendar Month

£825 Per Calendar Month

- Sealed unit double glazing Walking distance to local amenities
- Close to the fashionable Kedleston Road district
- Easy access to Darley Park Close to link road including A38/A52/outer ring road Entrance hall
- Sitting room with feature fireplace
- Separate dining room Well equipped kitchen
- Principal bedroom to the first floor
- Further double bedroom Bathroom with full suite and electric shower
- Enclosed low maintenance rear garden
- Gas central heating

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

A recently refurbished, well presented traditional two bedroomed terrace property, the accommodation briefly comprises, entrance hall, two reception rooms, recently fit kitchen, two well-proportioned bedrooms to the first floor, modern bathroom with full suite and shower.

Low maintenance garden and cellar.

LOCATION

Highly convenient position ensuring fast access to the Derby City centre along with major link roads to include the A38, A52 and Derbys outer ring road ensure swift onward travel to other regional centres including the motorway network.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With doorway leading to

SITTING ROOM

3.57 x 2.74 (11'9" x 9'0")

With feature fireplace incorporating a coal effect electric fire, two sash style sealed unit double glazed windows to the front, TV aerial point, central heating radiator.

DINING ROOM

3.84 x 3.63 (12'7" x 11'11")

With double glazed window to the rear, central heating radiator, doorway leads to:-

KITCHEN

3.09 x 2.23 (10'2" x 7'4")

With a recently fitted with a range of base, wall and drawer units with matching cupboard and drawer fronts, roll edge lpreparation surfaces with inset stainless steel sink unit, integrated electric fan assisted oven with four ring gas hob, wall mounted gas combination boiler servicing the central heating and hot water system. Double glazed uPVC framed window to the rear, complementary ceramic wall tiling, doorway provides access to the rear garden.

TO THE FIRST FLOOR





BEDROOM ONE

3.76 x 3.60 (12'4" x 11'10")

With central heating radiator and sealed unit double glazed sash window to the front.

BEDROOM TWO

3.87 x 2.67 (12'8" x 8'9")

With built-in wardrobe, radiator and uPVC double glazed window to the rear.

BATHROOM

With a full white suite comprising panelled bath with electric shower fitted over, pedestal wash hand basin, low flush wc, ceramic wall tiling, radiator, useful airing storage cupboard. Extractor fan and obscure double window in uPVC frame to the rear.

OUTSIDE

To the rear of the property is a low maintenance paved enclosed garden with passage access to the front via the side of the house. Useful attached brick built store.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 22nd June 2024.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application,



this will then be put towards your deposit on the day you move in.
NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent

VIEWING

Strictly by appointment and for further information please contact Scargill Mann & Co - Derby office 01332 206620.



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