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82 College Green Walk  
Mickleover  
Derby  
DE3 9DW

Per Calendar Month  
£1,150 Per Calendar Month

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- Ley & Managed By Scargill Mann & Co
- Gas central heating
- Sealed unit double glazing
- Entrance hall
- Guest cloakroom
- Living dining room
- Fitted kitchen
- Master bedroom with dressing area and en-suite
- Enclosed garden
- Single garage

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

A well presented three bedroom, three storey modern semi-detached town house to be let on an unfurnished basis, with the added benefit of gas central heating and sealed unit double glazing.

The accommodation briefly comprises, entrance hall, guest cloakroom, open plan living dining room, modern fitted kitchen with appliances, two bedrooms to the first floor and family bathroom. Principal bedroom to the second floor with dressing room and en-suite.

To the rear of the property is an lawned and enclosed low maintenance garden, with gate providing access to the parking area and single garage.

## LOCATION

Mickleover offers a full and varied range of local facilities including comprehensive shopping, highly favoured local schools, regular bus services to Derby City centre, doctors surgery and leisure facilities. Excellent transport links are close by including easy access on to the A38 and A50 trunk roads leading to the M1 motorway. The property is convenient for the University of Derby, Royal Derby Hospital, Toyota and Rolls-Royce.

## ACCOMMODATION

### ON THE GROUND FLOOR

#### ENTRANCE HALL

Central heating radiator and useful downstairs storage cupboard.

#### GUEST CLOAKROOM

Central heating radiator and useful downstairs storage cupboard.

#### LIVING DINING ROOM

4.39m x 3.62m (14'4" x 11'10")

Two central heating radiators, TV and telephone points and sealed unit double glazed window to the rear.

#### FITTED KITCHEN

3.43m x 2.35m (11'3" x 7'8")

Slate effect flooring, range of fitted base, wall and drawer units having wood grain effect matching cupboard and drawer fronts, roll edge granite effect preparation surfaces with inset 1 ½ basin stainless steel sink unit and modern mixer tap, built-in four ring gas hob with integrated extractor hood having variable speed fan and lighting over, built-in electric fan assisted oven, cupboard housed gas fired boiler servicing the central heating, central heating radiator and appliances include: dishwasher, automatic washing machine and refrigerator/freezer and UPVC double glazed window with pleasant aspect to the front.

### TO THE FIRST FLOOR





#### LANDING

Airing cupboard housing the hot water cylinder, central heating radiator, telephone point and double glazed window to the front.

#### BEDROOM TWO

3.49m x 2.49m (11'5" x 8'2")

Central heating radiator and UPVC double glazed window with a pleasant aspect to the front.

#### BEDROOM THREE

3.49m x 2.47m (11'5" x 8'1")

Central heating radiator and sealed unit double glazed window to the rear.

#### FAMILY BATHROOM

Full suite comprising, low flush w.c., pedestal wash hand basin with modern mixer tap, panelled bath with mixer tap, complementary ceramic wall tiling, central heating radiator, extractor fan and obscure double glazed window to the rear.

#### TO THE SECOND FLOOR

#### BEDROOM ONE

4.20m x 3.40m (13'9" x 11'1")

Central heating radiator, TV and telephone points and UPVC double glazed window with pleasant aspect to the front. Square archway leads to:

#### DRESSING AREA

2.78m x 2.61m (9'1" x 8'6")

Central heating radiator and sealed unit double glazed roof light to the rear. Doorway leads to:



#### EN-SUITE

Comprising, shower cubicle with chrome thermostatic mixer shower, low flush w.c., pedestal wash hand basin with modern mixer tap, central heating radiator, shaver point, extractor fan and double glazed roof light to the rear elevation.

#### OUTSIDE & GARDENS

Directly to the rear of the property is a lawned, enclosed garden with patio, there is a gate which leads to rear upper garden providing access to:

#### SINGLE GARAGE

#### DIRECTIONAL NOTE

Leaving Derby City centre heading towards Mickleover along Uttoxeter New Road, passing the Derby Royal Hospital on the left hand side. At the next roundabout take the second exit straight on continuing on Uttoxeter New Road. At the next set of traffic lights continue straight on over the A38 bridge and immediately after this turn right into Western Road. Take the next available right into Girton Way and then take a left hand turning onto College Green Walk. The property is identified by our 'to let board'.

#### SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers Available from 12th August 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 no. NO APPLICATION FEES !

#### DEPOSIT

5 Weeks Rent.



#### ADDITIONAL INFORMATION

Property construction: Brick & Tile with double glazing

Parking: Allocated space to rear

Electricity supply: MAINS -

Gas Supply: MAINS -

Water supply: MAINS - Severn Trent

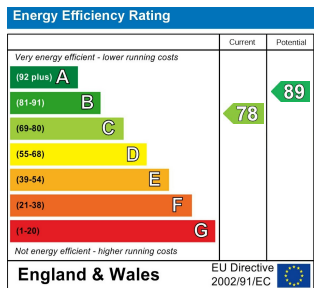
Sewerage: MAINS

Heating: Gas Central Heating

Broadband type: BT Openreach, please check Ofcom website.

#### VIEWING

Strictly by prior appointment through Scargill Mann and Co. Derby Office on 01332 206620.



**SALES OFFICE**  
 Unit 17 Eastgate Business Centre  
 Eastern Avenue  
 Burton upon Trent  
 DE13 0AT  
 T: 01283 548194 /01332 208820  
 E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
 17 Mallard Way  
 Pride Park  
 Derby  
 DE24 8GX  
 T: 01332 206620  
 E: lettings@scargillmann.co.uk