



9 Olive Street
Derby
DE22 3RH

£825 Per Calendar Month

- UPVC double glazing
- Open plan living / dining room
- Modern kitchen with integrated appliances
- Ground floor family bathroom
- Two double bedrooms to the first floor
- Low maintenance enclosed rear garden
- Gas fired central heating

**SCARGILL
MANN & CO**
EST. 1995

GENERAL INFORMATION

A well presented two double bedroom traditional terraced property enjoying a quiet yet convenient location within walking distance of Derby city centre. The accommodation includes gas fired central heating and upvc double glazing throughout and briefly comprises open plan living / dining room with feature fireplace, modern fitted kitchen with integrated appliances and a well appointed family bathroom with full suite and electric shower. To the first floor are two double bedrooms, the master bedroom having fitted wardrobes. Directly to the rear of the property is an enclosed low maintenance paved garden.

ACCOMMODATION

ON THE GROUND FLOOR

OPEN PLAN LIVING DINING ROOM

7.94 x 3.30 (26'0" x 10'9")

With feature fireplace incorporating a contemporary pebble effect gas fire. TV aerial points, two central heating radiators, stairs leading to the first floor and upvc double glazed windows to both front and rear elevations. Upvc panelled entrance door.

FITTED KITCHEN

2.94 x 2.11 (9'7" x 6'11")

With ceramic floor tiling and a range of fitted base, wall and drawer units having matching cupboard fronts. Roll edge granite effect worktops with inset one and a half basin stainless steel sink unit and mixer tap. Built in electric fan assisted oven and four ring electric hob. Integrated refrigerator and freezer. Plumbing suitable for an automatic washing machine, upvc double glazed window to the side and upvc obscure double glazed and panelled door provides access to the rear garden. Doorway leads to

GROUND FLOOR BATHROOM

With full suite in white comprising low flush WC, panelled bath and vanity unit with inset wash hand basin. Tiled splashbacks, extractor fan, central heating radiator and obscure double glazed window to the rear elevation. Ceramic floor tiling.

TO THE FIRST FLOOR





BEDROOM ONE

3.96 x 3.27 (12'11" x 10'8")

Please Note; the latter measurement is taken into the recess adjacent to the fitted wardrobes. Central heating radiator and upvc double glazed window to the front. TV aerial point.

BEDROOM TWO

3.96 x 3.27 (12'11" x 10'8")

Please Note; the latter measurement is taken into the recess adjacent to the fitted wardrobes. Central heating radiator and upvc double glazed window to the front. TV aerial point.

OUTSIDE

Directly to the rear of the property is a fully enclosed garden.

DIRECTIONAL NOTE

Leaving Derby City centre via Uttoxeter New Road take a left turn into Peet Street and Olive Street is a turning on the right hand side. The property is located on the left as indicated by our To Let board.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 18th December 2025.

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!

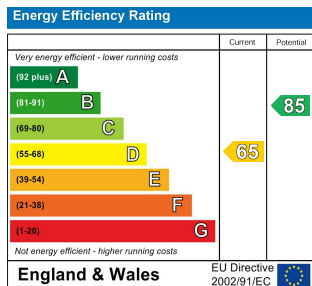


DEPOSIT

5 Weeks Rent.

VIEWING

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



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