



# AUSTIN PROPERTY MANAGEMENT SERVICES LTD



## 20 Spinney Hill

Melbourne, Derby, DE73 8GT

£925



A well presented 2 bed roomed unfurnished mid town house with gas central heating, upvc double glazing, PARKING & GARAGE. The Acc. comprises: entrance hall, lounge, breakfast kitchen, 2 bedrooms & bathroom. To the rear is a low maintenance enclosed garden with access to the parking and garage.





The Accommodation comprises:

Upvc part glazed front entrance door to -

**Entrance Hall**

with single central heating radiator, telephone point, smoke alarm and Oak fitted laminate flooring. Large under stairs storage cupboard off.

**Breakfast Kitchen**

12'0" x 7'4" (3.66m x 2.24m )

with range of cream base and wall units, wooden square edge worktops with tiled splashback and stainless steel sink and drainer. Integrated appliances include a single electric oven with hob and extractor hood over. Upvc double glazed window to front with blind over, double central heating radiator and Oak laminate flooring.

**Lounge**

13'7" x 12'0" (4.14m x 3.66m)

with upvc double glazed window and door to rear with curtain pole over, single central heating radiator, mantle piece with inset fire, television aerial and beige fitted carpet.

**Stairs & Landing**

with cream fitted carpet, loft access (housing boiler), airing cupboard with shelving and hot water tank and smoke and CO alarms.

**Bedroom 1**

12'0" x 9'9" (3.66m x 2.97m)

with two upvc double glazed windows to rear with blinds over, two single central heating radiators, fitted wardrobes and cream fitted carpet.

**Bedroom 2**

10'4" x 7'9" (3.15m x 2.36m)

with upvc double glazed window to front with blind over, single central heating radiator, fitted wardrobes and cream fitted carpet.

**Bathroom**

with 3 piece white suite consisting of a wall hung washbasin, low level w.c, panelled bath with tiled surround and mixer shower over. Chrome towel rail central heating radiator and beige tiled flooring.

**Outside**

Fully enclosed low maintenance rear garden with gated access and courtesy door to single garage and parking.

**Additional information**

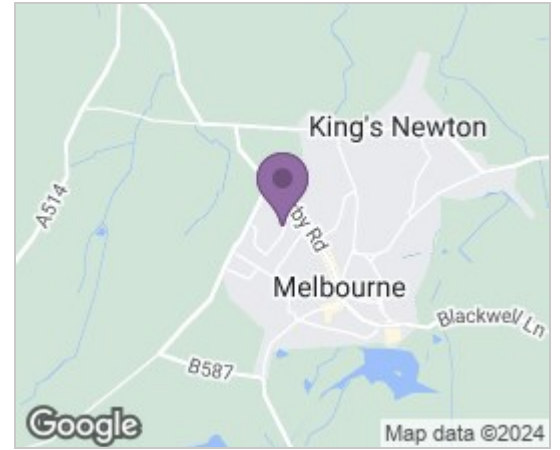
HOLDING DEPOSIT £210.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

Sorry pets not permitted.

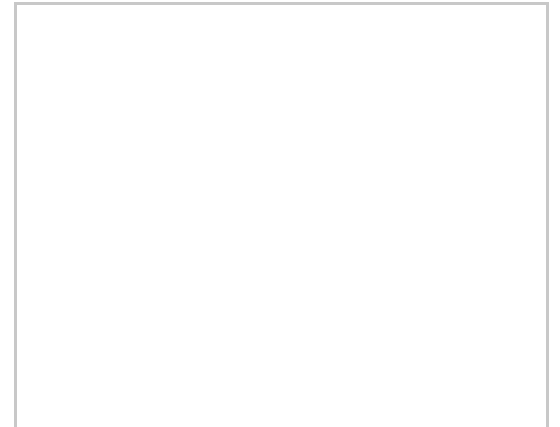
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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

