



AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



14 Warner Street

Mickleover, Derby, DE3 0GG

£850



A stylish, character 2 double bedroomed unfurnished mid terraced house with gas central heating & double glazing. The Acc. comprises: lounge, dining room, kitchen with cooker, utility area, 2 double bedrooms, attic room & bathroom. To the rear is an enclosed garden.



The Accommodation comprises:

Composite front entrance door to -

Lounge

12'0" x 9'10" min (3.66m x 3.00m min)
with double glazed window to front with blinds over, cast iron period style central heating radiator, feature fireplace, television aerial lead and wooden flooring.

Dining room

12'0" x 10'5" min (3.66m x 3.18m min)
with upvc part double glazed door to rear, cast iron period style central heating radiator and beige carpet.

Kitchen

8'2" x 6'0" (2.49m x 1.83m)
with range of dark Oak base and wall units, black rolled edge worktops with tiled splashback, inset 1 ½ bowl stainless steel sink and drainer unit. Freestanding cooker with chimney style extractor hood over, upvc double glazed window to side with black roller blind over and grey slate tiled flooring.

Utility area

6'11" x 3'11" (2.11m x 1.19m)
with gas fired combination boiler and plumbing for washing machine

Stairs & landing

with beige carpet and smoke alarm.

Bedroom 1

12'0" x 10'2" min (3.66m x 3.10m min)
with double glazed window to front with venetian blind over, period style central heating radiator, feature fireplace, television aerial and beige fitted carpet.

Bedroom 2

12'0" x 8'7" max (3.66m x 2.62m max)
with upvc double glazed window to rear, single central heating radiator and beige fitted carpet. Stairs off to attic room

Attic room

with single central heating radiator, walnut laminate flooring and velux window

Bathroom

with 3 piece white suite consisting of a pedestal washbasin, low level w.c, freestanding bath with tiled surround and mixer shower over. Upvc double obscure glazed window to rear, period style central heating radiator with chrome towel rail and white and black tiled effect vinolay flooring.

Outside

To the rear is an enclosed garden with block paving and rockery borders. There is a side entry to the rear of the property.

Additional information

HOLDING DEPOSIT £195.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

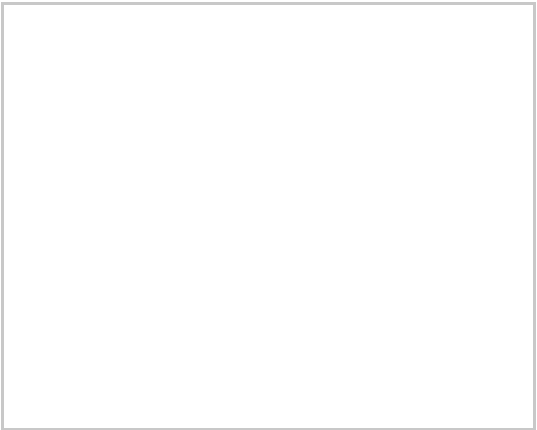
Disclaimer: Austin Property Management Services Ltd assumes no responsibility or liability for any errors or omissions in the content of this advert. In some cases photos taken prior to the current tenants occupation may be used, the condition will be expected to be similar to the photos used. Whilst every care has been taken to ensure that the information provided is accurate and as up to date as possible, there is however no guarantees of completeness, accuracy, usefulness or timeliness.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

