



AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



61 Derby Road

Melbourne, Derby, DE73 8FE

£800



A spacious, newly decorated 3 bedroomed unfurnished first floor flat with gas central heating. The Acc. comprises; entrance porch with stairs to first floor, large landing, spacious lounge, dining kitchen, 3 bedrooms (2 doubles & 1 single), new shower room and off road parking for 1 car.



The Accommodation comprises:

Wooden part glazed front entrance door to -

Entrance
with Worcester gas fired combination boiler, quarry tiled and brick flooring

Stairs & Landing
with wooden stairs, new door matting to landing, 2 small internal wooden single glazed windows and 1 wooden single glazed window, coat hooks cupboard and smoke alarm.

Spacious landing
with 2 internal wooden single glazed windows (one of which is obscure glazed), wired in smoke alarm, beige carpet and loft access.

Lounge
12'1" max x 14'11" min (3.68m max x 4.55m min)
with 3 wooden single glazed windows to front and side, 2 with curtain poles and curtains over and all 3 windows with net curtains, double central heating radiator, 2 telephone points, 2 television aerial leads, electric consumer unit, nook with shelving, feature fireplace and new beige fitted carpet.

Dining kitchen
13'5" x 11'11" (4.09m x 3.63m)
with range of cream base and wall units, black mottled rolled edge worktops with white laminate splashback and inset 1 ½ bowl stainless steel sink and drainer unit. Integrated appliances include: Lamona single electric oven with electric hob and Zanussi chimney style extractor hood over. One large and one small wooden single glazed windows to side both with venetian blinds over, double central heating radiator and new pale stone coloured vinolay flooring.

Bedroom 1
14'7" x 11'2" min (4.45m x 3.40m min)
with large wooden single glazed window to front with wooden curtain pole and curtains over, single central heating radiator, new beige fitted carpet.

Bedroom 2
10'6" x 11'3" (3.20m x 3.43m)
with large wooden single glazed window to side with wooden curtain pole and curtains over, single central heating radiator, new beige fitted carpet fitted shelves and period feature fireplace.

Bedroom 3
10'6" x 7'10" (3.20m x 2.39m)
with large wooden single glazed window to front with wooden curtain pole and curtains over, double central heating radiator, telephone socket and new beige fitted carpet.

Bathroom
with new 3 piece white suite consisting of a pedestal washbasin, low level w.c, large walk in shower unit with sliding door and power shower over. Wooden double glazed obscured window to rear with venetian blind over, small internal obscure single glazed window, mirror, single central heating radiator and new tile effect vinolay flooring.

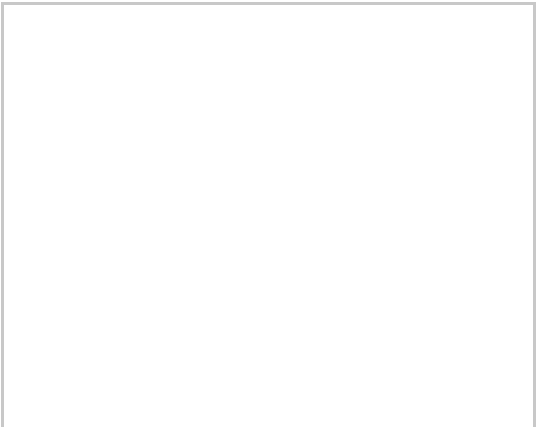
Outside
Driveway parking for 1-2 cars

Additional information
HOLDING DEPOSIT £180.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

Area Map

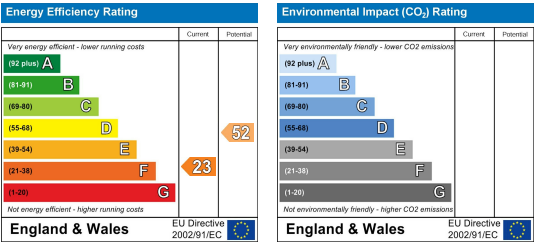


Floor Plans



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Energy Efficiency Graph



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