



AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



26 Main Street

Melbourne, Derby, DE73 8BX

£750



A spacious unfurnished one bedroomed cottage with gas central heating & upvc double glazing. The Acc. comprises: breakfast kitchen with appliances, lounge with electric fire, double bedroom, fitted dressing room and shower room with power shower.



THE RENT WILL BE £800.00 PCM IF FURNISHED/ £775.00 PCM IF UNFURNISHED

The Accommodation comprises:

Upvc part glazed front entrance door to -

Breakfast kitchen

12'5" x 7'3" (3.78m x 2.21m)

with range of white base and wall units, grey square edge worktops with glass upstands and inset stainless steel sink. Integrated appliances include: Single electric oven, electric hob with extractor hood over, fridge, freezer and washer/dryer. Upvc double glazed window to front, 2 roman blinds, plinth heating and grey tile effect vinolay flooring.

Lounge

11'8" max x 10'10" min (3.56m max x 3.30m min)

with upvc double glazed window to front, 2 curtain poles with curtains, smoke alarm and double central heating radiator. Television aerial, beige fitted carpet and electric fire with brick surround and tiled hearth. Cupboard off and upvc part glazed door to front.

Stairs & landing

Beige fitted carpet and smoke alarm.

Bedroom

12'3" max x 11'4" min (3.73m max x 3.45m min)

with upvc double glazed window to front with roller blind over, double central heating radiator, telephone point, television aerial and beige fitted carpet. Cupboards off housing Worcester combination boiler.

Dressing room

6'4" x 4'6" (1.93m x 1.37m)

with upvc double glazed window to rear, single central heating radiator, 1 double & 1 single fitted wardrobe, window seat with drawers and beige fitted carpet.

Shower room

with 3 piece white suite consisting of a vanity washbasin, low level w.c, shower cubicle with Aquaboard surround and power shower over. Upvc double glazed obscured window to front, mirror with light and shaver point. Chrome towel central heating radiator and laminate flooring with under floor heating.

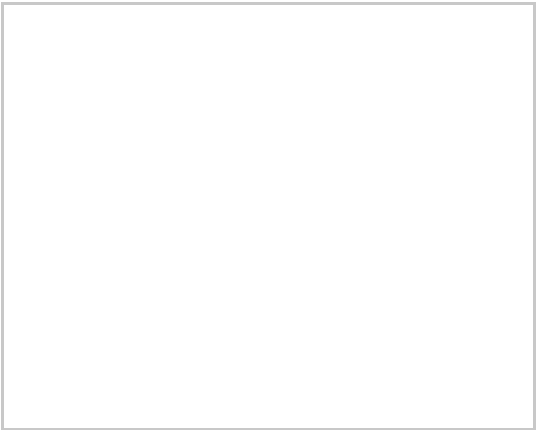
Additional information

HOLDING DEPOSIT £170.00 - 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

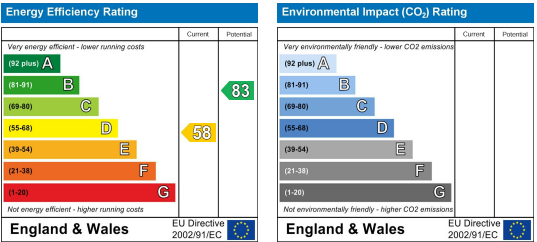


Floor Plans



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Energy Efficiency Graph



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