



3 Bed House

9 Camp Wood Close, Little Eaton, Derby DE21 5ED
£1,100 Per Calendar Month



3



2



1



C

**Fletcher
& Company**

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- Semi-Detached Property
- Superbly Presented
- Three Bedrooms
- Lounge & Conservatory
- Shower Room
- Popular Location
- Ecclesbourne School Catchment Area
- Council Tax Band B
- Viewing Recommended
- Available 19th July

Popular village location, Ecclesbourne School catchment area – A superbly presented and maintained three bedroom semi-detached property situated in close proximity to local amenities. In brief the living accommodation comprises: Spacious Entrance Hallway, Well Appointed Kitchen with plenty of storage, Lounge leading to a Conservatory and to the first floor, three bedrooms and a shower room.

The property enjoys low maintenance gardens to the front and rear with a tarmac driveway providing off-road parking.

* AVAILABLE 19th July 2024 * EPC Rating C * Council Tax Band B * Security Deposit £1269 * Holding Deposit £253

The Location

Accommodation

Ground Floor

Spacious Entrance Hallway

With uPVC entrance door with frosted glass, tiled flooring leading to laminate flooring, radiator, uPVC double glazed windows to the front and side elevations and staircase leading to the first floor.

Well Appointed Kitchen

Fitted with matching wall and base units with soft close drawers, double Belfast sink with mixer tap, integrated oven with five ring gas hob and stainless steel cooker hood over, integrated fridge/freezer, tiled splash-backs, recessed lighting, laminate flooring, useful under-stairs storage recess and uPVC double glazed window to the front elevation.

Lounge

With wall mounted electric fire, radiator, laminate flooring, uPVC double glazed window and uPVC French doors giving access into the conservatory.



Conservatory

With radiator, laminate flooring, uPVC double glazed windows and French doors giving access to the rear garden.



First Floor

Landing

With access to loft space and doors leading to all three bedrooms and shower room.

Master Bedroom

With fitted wardrobes, radiator and uPVC double glazed window to the rear elevation.

Bedroom Two

With built-in wardrobes, radiator and uPVC double glazed window to the front elevation.



Bedroom Three

With radiator and uPVC double glazed window.



Shower Room

Fitted with a three-piece suite comprising shower cubicle with shower over, wash handbasin, low level WC, heated towel rail/radiator, recessed lighting, partly tiled walls and uPVC obscure double glazed window.



Outside

Front Garden & Driveway

To the front of the property is a garden laid to lawn and a tarmac driveway providing off-road parking.

Rear Garden

To the rear of the property is a low maintenance garden with paved patio, lawned area, shrub borders and timber shed.

Council Tax Band



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Bedroom
8'9" x 10'3"
2.67 x 3.14 m

Bedroom
11'0" x 9'10"
3.37 x 3.01 m

Bedroom
8'2" x 6'9"
2.50 x 2.07 m

Shower Room
5'7" x 6'2"
1.73 x 1.90 m

Landing
8'7" x 3'10"
2.64 x 1.19 m

Floor 1

Approximate total area⁽¹⁾
356.63 ft²
33.13 m²

(1) Excluding balconies and terraces

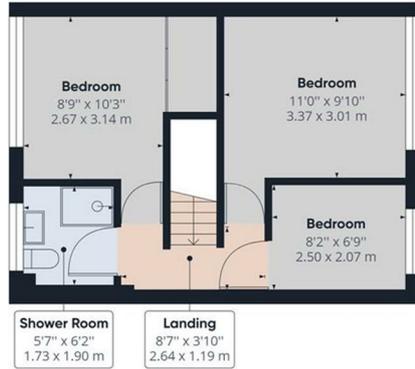
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
864.80 ft²
80.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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