

# 1 Bed House - Mid Terrace

£695 PCM

 Merton Close, Church Gresley, DE11 9NH



AVAILABLE IMMEDIATELY - UNFURNISHED - £160.38 HOLDING DEPOSIT REQUIRED - FULL DEPOSIT OF £801.92 REQUIRED ON COMMENCEMENT OF TENANCY, PLUS FIRST MONTHS RENT - DELIGHTFUL ONE BEDROOM DUPLEX PROPERTY - HIGH SPECIFICATION - CAR PARKING SPACE IN NEARBY COURTYARD - COUNCIL TAX BAND A - ENERGY RATING C.



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**Reception Hall**  
Having composite and opaque double glazed entrance door, radiator and staircase to first floor.

**Ground Floor Bedroom 13'9" x 8'11" (4.20 x 2.74)**  
Having a radiator and UPVC double glazed window.

**Shower/Utility Room**  
Having white three piece suite together with space and plumbing for automatic washing machine.

**First Floor**  
**Living Room 15'10" x 13'10" (4.84 x 4.22)**

**Lounge Area**  
Having radiator, television and BT connection points, storage cupboard (housing the Ideal combination gas boiler), UPVC double glazed window and UPVC double glazed French doors to front aspect.

**Kitchen Area**  
Having a range of fitted wall and base cupboards, inset stainless steel four burner electric hob with electric oven and grill, canopy extractor hood with down lighter, space for fridge freezer and pull down loft ladder to mezzanine floor.

**Outside**  
Car parking in the rear by court yard.

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