

# 1 Bed House - End Town House

£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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**Living Room 15'10" x 13'10" maximum (4.84 x 4.22 maximum)**

### Lounge Area

Having radiator, television and media connection points and UPVC double glazed window to side aspect.

### Hallway

Having composite and opaque double glazed entrance door.

### Guests Cloak Room/WC

Having white two piece suite, radiator and UPVC opaque double glazed window to front aspect.

### Kitchen Area

Having a range of fitted wall and base cupboards, inset black glass four ring ceramic hob with electric oven and grill, canopy extractor hood with down lighter, space for fridge freezer, understairs storage cupboard (housing the space and plumbing for automatic washing machine) and staircase to first floor.

### First Floor Landing

With UPVC double glazed French door (having Juliette balcony), radiator, storage cupboard (housing the wall mounted combination gas boiler) and access to roof space.

### Bedroom 11'1" x 9'4" (3.40 x 2.85)

Having a television connection point, radiator and UPVC double glazed window to side aspect.

### Shower

Having modern white three piece suite with walk in shower, chrome and glass shower cabinet and door, radiator and UPVC opaque double glazed window to front aspect.

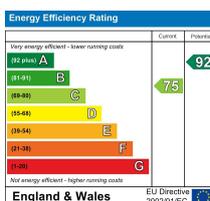
### Outside

Occupying a private position on Merton Close, having car parking in the near by court yard.



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