

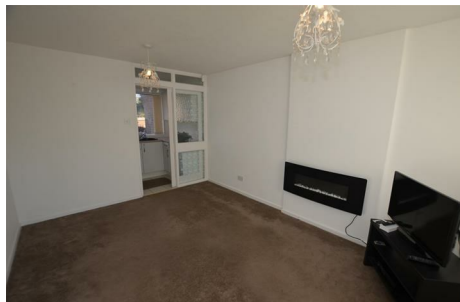
1 Bed Bungalow

£650 PCM

 Ryan Close, Sinfen, Derby, DE24 9LQ



AVAILABLE EARLY JUNE - UNFURNISHED - £150 HOLDING DEPOSIT REQUIRED - FULL DEPOSIT £750.00. Stylish modern high specification bungalow located within easy walking distance of the local Sinfen shopping centre and bus routes. Tastefully decorated together with gas central heating and UPVC double glazing. In brief; entrance porch, sitting room, well equipped kitchen, inner hallway, double bedroom and bathroom with white suite. Outside, the property enjoys two car parking in the adjacent courtyard and well tended rear garden. Council tax band A. Energy rating D.



www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

1 Bed Bungalow

£650 PCM

 Ryan Close, Sinfin, Derby, DE24 9LQ

Entrance Porch

Having UPVC double glazed entrance door with matching windows to side aspects, ceramic tiled floor, UPVC double glazed door to;

Sitting Room 14'3" x 10'2" (4.36 x 3.10)

Having Tv and media connection points, wall mounted electric living flame fire, double radiator, UPVC double glazed window to front aspect.

Kitchen 10'1" x 5'1" (3.09 x 1.57)

Having a range of modern white high gloss wall and base cupboards with laminate working surfaces. free standing cooker, space and plumbing for washing machine, radiator and UPVC double glazed window to rear aspect.

Rear Hallway

With full height storage / cloaks cupboard, ceramic tiled floor and UPVC double glazed door to rear.

Bedroom 11'1" x 9'4" (3.4 x 2.87)

With built in wardrobe, radiator and UPVC double glazed window to front aspect.

Bathroom

Having modern white three piece with electric shower, radiator and UPVC opaque double glazed window to rear aspect.

Outside

The property is located on a private walkway with open plan lawn foregarden, two car parking in nearby courtyard and rear garden.

Please Note

For added security purposes there is a CCTV and alarm system installed.



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	92-100		89
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent.

The website owner's copyright must remain on all reproductions of material taken from this website.

www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP