
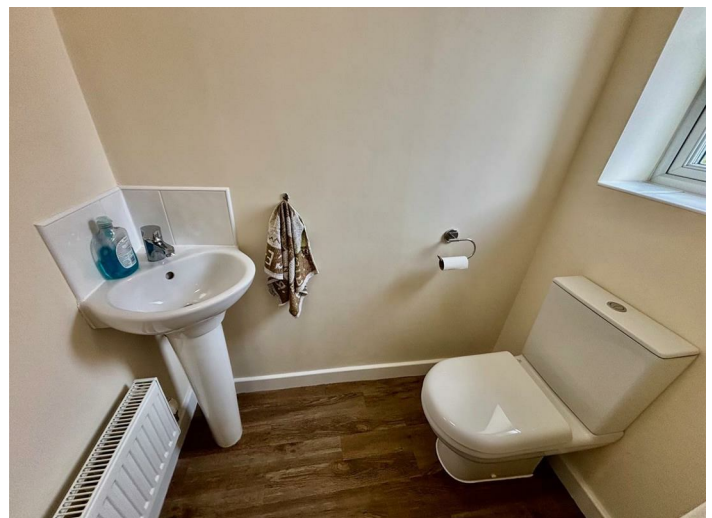
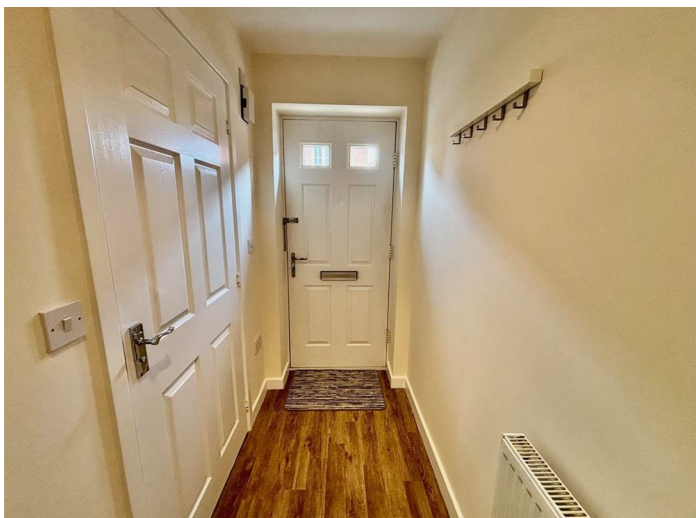


3 Bed House - Semi-Detached

£1,150 PCM

 Merton Drive, Derby, DE22 4JL




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

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

3 Bed House - Semi-Detached

£1,150

DCM

 Merton Drive, Derby, DE22 4JL

AVAILABLE IMMEDIATELY - UNFURNISHED - £265.38 HOLDING DEPOSIT REQUIRED - FULL DEPOSIT OF £1326.92 REQUIRED AT START OF TENANCY, PLUS FIRST MONTHS RENT - STYLISH SEMI DETACHED - UPGRADED TO INCLUDE NEWLY FITTED CARPETS AND NEUTRAL DECOR - THREE BEDROOMS (PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM) - POPULAR LOCATION DRIVEWAY AND GARAGE - COUNCIL TAX BAND B - ENERGY RATING C.

Reception Hall



Having composite and opaque double glazed entrance door, newly laid vinyl floor and carpet, radiator and staircase to first floor.

Guests Cloak Room/WC



Having modern white two piece suite with vinyl floor, radiator and UPVC opaque double glazed window.

Sitting Room 14'8" x 11'8" maximum (4.48 x 3.56 maximum)



Having television and media (with fibre broadband cabling) connection points, radiator, newly laid carpet and UPVC double glazed window.

Dining Kitchen 14'10" x 9'8" (4.53 x 2.96)



Having a range of shaker style, soft close fitted wall, base and drawer units with inset black glass four ring ceramic hob with electric oven and grill, free standing fridge freezer and dish washer (please note, these

will not be maintained by the landlord), understairs storage cupboard, UPVC double glazed window and UPVC double glazed French doors to rear garden.



First Floor Landing

With access to roof space.

Principal Bedroom 12'7" x 9'6" maximum (3.85 x 2.90 maximum)



Having built in wardrobes, radiator and UPVC double glazed window to front aspect.


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

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

3 Bed House - Semi-Detached

£1,150

DCM

 Merton Drive, Derby, DE22 4JL



Bedroom Three 8'2" x 5'11"
(2.51 x 1.81)

driveway leading to a garage. The rear garden is enclosed by close panelled fencing, laid to a shaped lawn with patio area.



Shower Room/En Suite



Having radiator and UPVC double glazed window to rear aspect.

Bathroom



Having modern white three piece suite with mains fed shower.

Bedroom Two 8'7" x 8'3" (2.64 x 2.52)



Having modern white three piece suite.

Outside



Having radiator and UPVC double glazed window.


To the front is a shrubbed fore garden with adjacent two car tarmac

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

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

3 Bed House - Semi-Detached

£1,150

 Merton Drive, Derby, DE22 4JL

DCM

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

