

3 Bed House - Semi-Detached

£1,250 PCM

📍 Elms Avenue, Littleover, Derby, DE23 6FG



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MY PAD GROUP

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DCM

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AVAILABLE IMMEDIATELY - UNFURNISHED / PART FURNISHED - £323.07 HOLDING DEPOSIT REQUIRED - FULL DEPOSIT OF £1615.38 REQUIRED AT COMMENCEMENT OF TENANCY TOGETHER WITH FIRST MONTHS RENT - LITTLEOVER CATCHMENT - CLOSE ROYAL DERBY HOSPITAL - SOUGHT AFTER LOCATION - EXTENDED TRADITIONAL SEMI DETACHED HOME - THREE BEDROOMS - TWO RECEPTION ROOMS WITH KITCHEN AND HOME OFFICE - MATURE PLOT WITH CAR PARKING - GAS CENTRAL HEATING WITH UPVC DOUBLE GLAZING - COUNCIL TAX BAND C - ENERGY RATING D.

Recessed Entrance Porch To; Reception Hall



Having double glazed entrance door, double radiator, staircase to first floor.

Dining Room 13'4" x 11'10" (4.07 x 3.61)



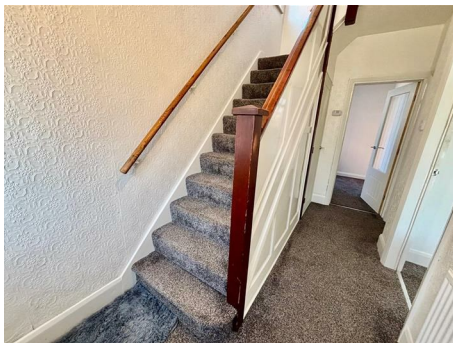
Radiator and UPVC double glazed window to front.

Sitting Room 11'4" x 10'10" (3.46 x 3.32)



Having fire surround, laminate floor, radiator and open arch to

Home Office / Family Room. 7'9" x 6'3" (2.37 x 1.92)



Having radiator and UPVC double glazed window.



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Breakfast Kitchen 18'3" x 8'8" (5.57 x 2.66)



With fitted wall and base cupboards, inset gas hob with electric oven and grill, space and plumbing for automatic washing machine and dishwasher, timber door to side aspect, UPVC double glazed window with sliding patio doors to rear.



First Floor

Landing

With access to roof space.

Bedroom One 13'5" x 10'4" (4.11 x 3.15)



With wardrobes, radiator and UPVC double glazed window to front.

Bedroom Two 11'4" x 10'11" (3.46 x 3.35)



With radiator and UPVC double glazed window.

Bedroom Three 7'0" x 6'11" (2.14 x 2.11)



Having a baulk head wardrobe, radiator and UPVC double glazed window.

Bathroom



With modern white three piece suite and electric shower, heated towel rail and UPVC double glazed window.

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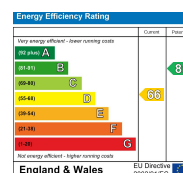
Outside



The property occupies a sizeable mature landscaped plot and is sited within the Littleover Secondary School catchment, within walking distance of the Royal Derby Hospital. To the front is a three car block paved forecourt with a further adjacent concrete driveway leading to a brick store / workshop. The two tier mature rear garden is lawned with patio area.



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