Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



120 Rutland Street, Derby, DE23 8PS

£795 Per Calendar Month

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A well presented two bedroom property which benefits from gas central heating, double glazing and garden to rear.







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£795 Per Calendar Month





Internally, the gas centrally heated and UPVC double glazed accommodation comprises, lounge, inner lobby with understairs store, dining room, extended kitchen, main bedroom to the first floor with a second bedroom leading into the bathroom.

Externally, there is ample street parking and a long garden to rear with patio, lawn and shed.

The property is located between the Cavendish and Normanton Road area's of this popular residential location.

ACCOMMODATION

LOUNGE
11'8" x 11'4" (3.56m x 3.45m)
UPVC double glazed front door and windows, laminate floor covering and radiator.

INNER LOBBY
With useful under stairs storage cupboard.

DINING ROOM
11'2" x 10'8" (3.40m x 3.25m)
Laminate floor covering, rear facing UPVC double glazed window, stairs lead to the first floor and radiator.

KITCHEN
14'6" x 6'7" (4.42m x 2.01m)
Fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback's, stainless steel sink and drainer, electric cooker and hob, space for further appliances, UPVC double glazed windows and rear door, radiator. Wall mounted combination boiler providing domestic hot water and gas central heating.

FIRST FLOOR

LANDING

BEDROOM ONE
11'4" x 11'3" (3.45m x 3.43m)
UPVC double glazed window to the front elevation, feature fireplace and radiator.

BEDROOM TWO
11'4" x 11'2" (3.45m x 3.40m)
UPVC double glazed window to the rear elevation, feature fireplace, built-in cupboard and radiator.

Please note, access to the bathroom is accessed directly from bedroom two.

BATHROOM
9'4" x 6'8" (2.84m x 2.03m)
Fitted with a white three-piece suite comprising a bath with mains chrome shower over with screen, wash hand basin and low-level WC, UPVC double glazed window, extractor fan and radiator.

OUTSIDE
To the front of the property there is ample street parking and to the rear there is a long garden having a blue brick patio, lawn, fenced borders and garden shed.

PLEASE NOTE:
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

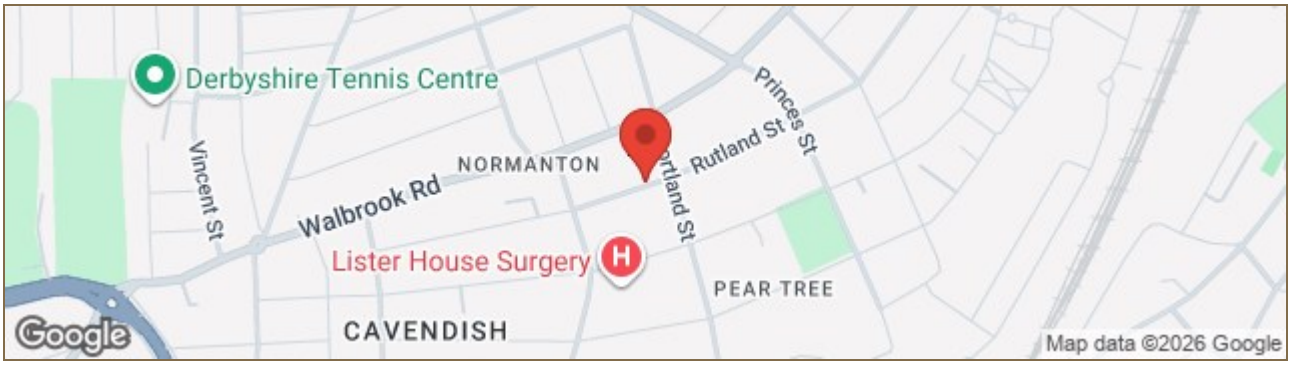
The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

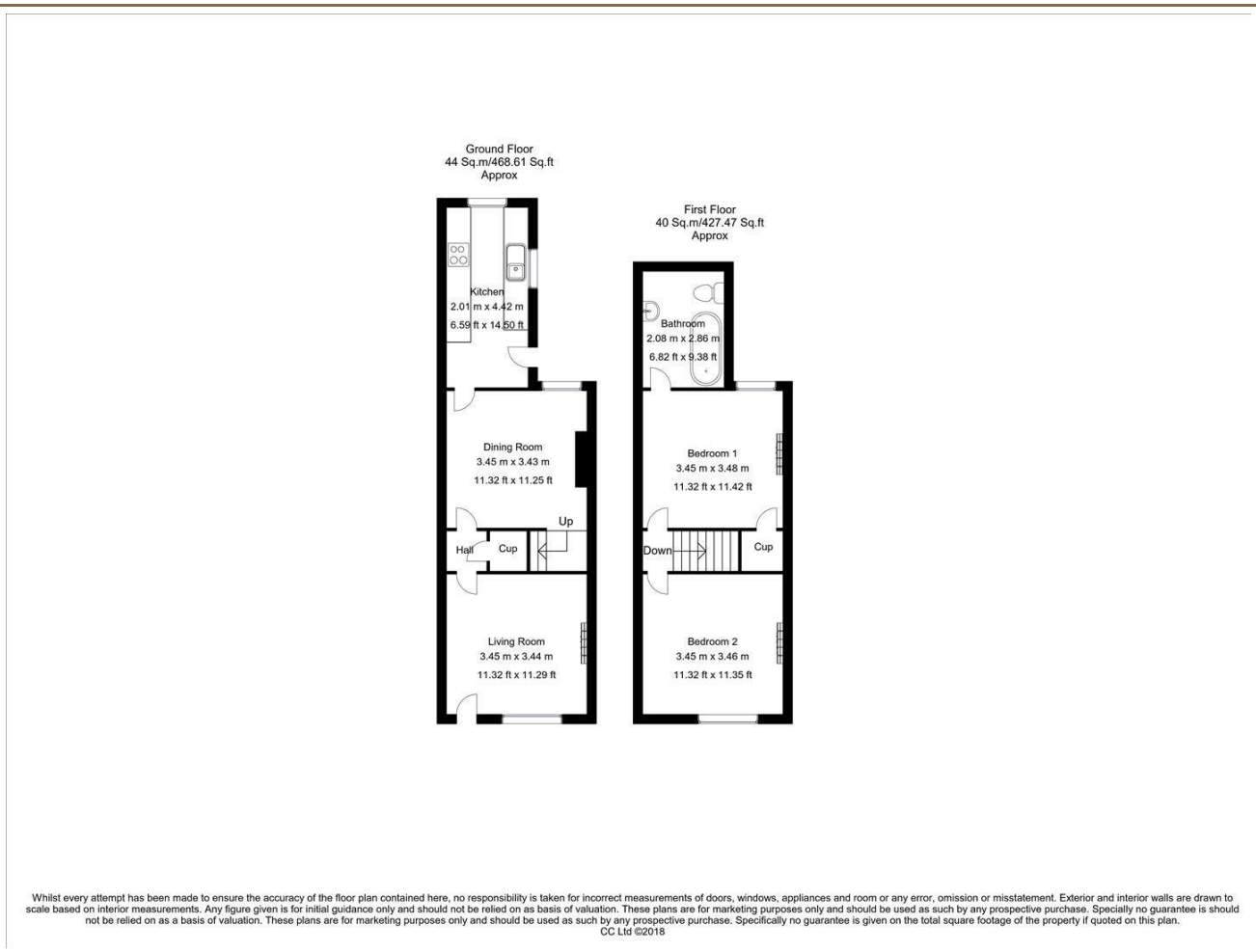
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer or contract.
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



Road Map



Floor Plan

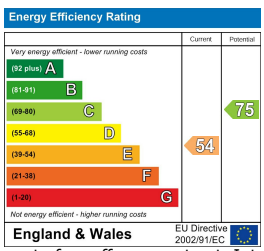


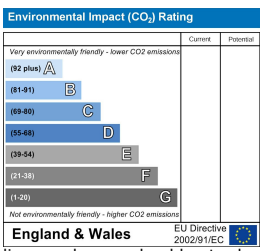
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.
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Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk