



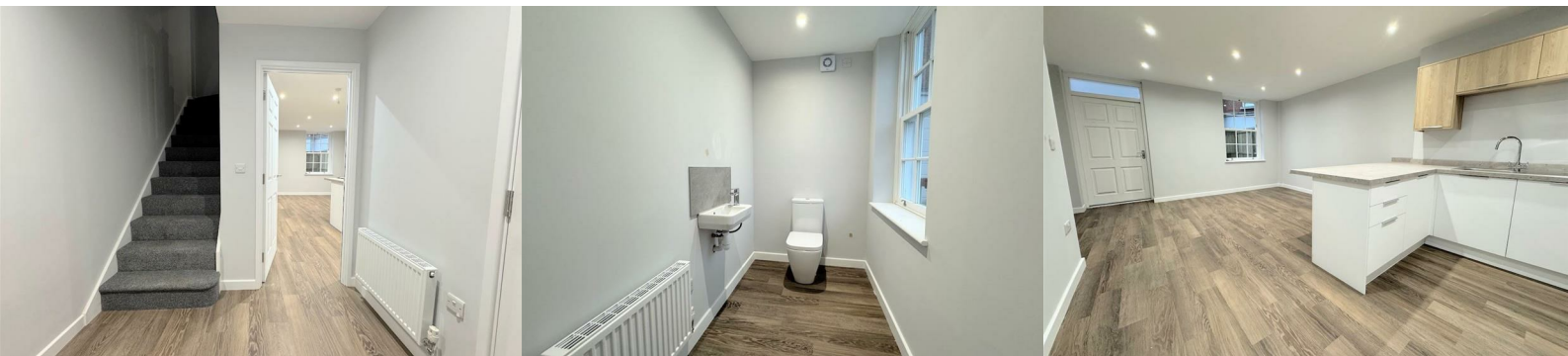
23 Edward Street, Derby, DE1 3BR

£1,300 Per Calendar



**** FIRST MONTHS RENT FREE ****

A highly impressive brand new three/four bedroom three storey townhouse located at the edge of the city centre in the popular Five Lamps area.



The efficient gas centrally heated and sash window double glazed accommodation comprises, entrance hallway, cloakroom, living kitchen with integrated appliances, understairs store and door to the rear courtyard. To the first floor is the fourth bedroom/lounge and en suite bedroom, to the second floor are two further bedrooms and bathroom.

Externally, there is a single car parking space to the front and gated side access. To the rear of the property is an enclosed yard. There is further street parking requiring a residents permit.

Edward Street offers swift access into the city centre, Darley Park and onward travel via the A38 and A52.

A stunning, brand new home with all new flooring, kitchen and bathrooms.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Entering the property into a formal hallway with storage space, stairs to first floor, quality Kardean-style flooring, radiator.

CLOAKROOM WC

Appointed with a low level WC, wash basin, Kardean-style flooring, extractor fan, double glazed sash window, radiator.

LIVING KITCHEN

A brilliant open plan space with Kardean-style flooring throughout.

The kitchen is appointed with a generous range of fitted wall and base units with two tone cupboard and drawer fronts, natural stone effect laminate work surfaces, matching splashback, stainless steel sink and drainer, electric oven, induction hob and matching splashback, integrated fridge and freezer, dishwasher and washing machine, inset ceiling spotlights, radiator.

Plentiful space for dining and lounge furniture, useful understairs store cupboard also housing the combination boiler providing domestic hot water and gas central heating, door to the garden, double glazed sash window, radiator.

FIRST FLOOR

LANDING

With stairs to the second floor, radiator.

BEDROOM ONE

Twin front facing double glazed sash windows, radiator, access into:

EN-SUITE

Appointed with a three-piece suite comprising a generously proportioned shower cubicle with glazed screen door, mains chrome shower and tiled walls, wash hand basin with a tiled splashback and low-level WC, vinyl floor covering, inset ceiling spotlights, extractor fan, radiator.

BEDROOM TWO/LOUNGE

Twin rear facing double glazed sash windows, radiator.

SECOND FLOOR

BEDROOM THREE

Twin rear facing double glazed sash windows, radiator.

BEDROOM FOUR

Twin front facing double glazed sash windows, radiator.

BATHROOM

Appointed with a white three-piece suite comprising a panelled bath with a glazed shower screen and mains chrome shower over, tiled walls, wash hand basin with a tiled splashback, low-level WC, vinyl flooring, inset ceiling spotlights, extractor fan, radiator.

OUTSIDE

Externally, there is a single car parking space to the front and gated side access. To the rear of the property is an enclosed yard. There is further street parking requiring a residents permit.

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.

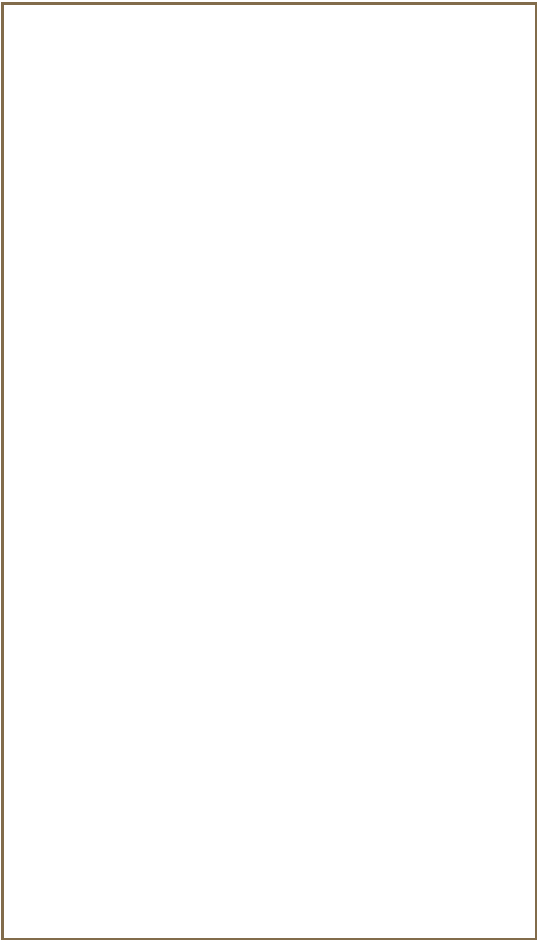
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer 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.

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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Area Map



Floor Plans



Energy Efficiency Graph

