



Tutbury Avenue

LITTLEOVER, DERBY, DE23 3UX

- Three bedroom, three storey mid townhouse
- High Specification
- Open plan living / dining / kitchen area
- Integrated kitchen appliances

£1,400 PCM

EPC Rating **85**





Property Description

Three bedroom, three storey mid town house on the popular new Highfields development in Littleover. Excellent road links (A50/A38) and within close proximity to Derby city centre and Derby Royal hospital. This property is available now.

The area benefits from a wide range of amenities including a local shopping precinct and popular pub and restaurant: The Hollybrook. The property is also a short distance away from Littleover Village Centre.

Highfields is also close to all major employers around Derby such as Toyota, Bombardier and Rolls Royce. There are several good schools nearby including Griffie Field Primary, Littleover Community School and John Port Spencer Academy.

The property itself is in a great position set back from the road and the interior has a contemporary feel throughout.

Downstairs comprises an entrance hallway, downstairs w/c, storage cupboard and open plan

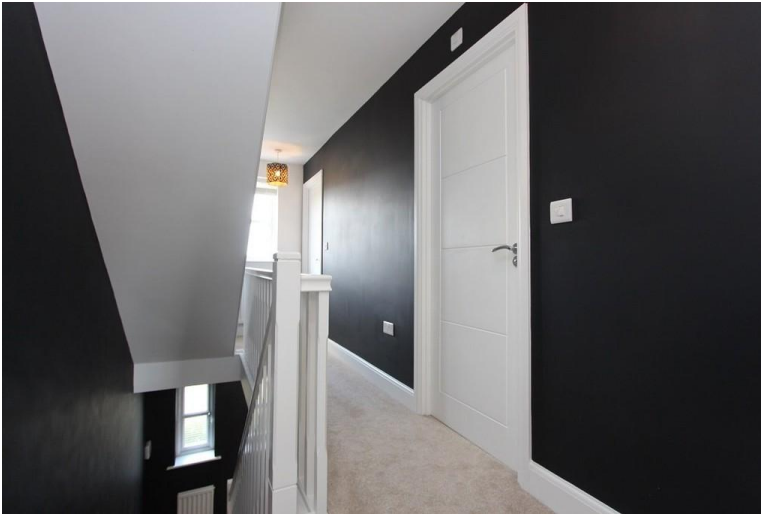


living / dining / kitchen area with French doors opening out into the rear garden.

The kitchen includes a breakfast bar, built in oven/hob/extractor, integrated dishwasher, washer/dryer, fridge and freezer.

On the first floor there is an additional living space with Juliet balcony (this room could also be used as a good sized fourth bedroom), three piece family bathroom suite with shower over bath and a single bedroom.

The top floor features two good sized bedrooms, one of which is the master bedroom with en-suite shower room.



Outside there is a rear garden which is low maintenance and includes outdoor patio furniture. There is also a garage and driveway.

Double glazing throughout and gas central heating.

Council tax band: C (South Derbyshire District Council)

Deposit: £1615

Call us now to arrange a viewing.

* Local agent - Lettings specialist *



To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website: www.assured-lettings.co.uk. These can also be viewed on the 'Tenancy Info' link on the Rightmove property listing.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.





Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		86 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

01332 729584

2 Chartley Road, Stenson
Fields, Derby, DE24 3BT

www.assured-lettings.co.uk
office@assured-lettings.co.uk

