

2 Bed House - Semi-Detached

£950 PCM

📍 Railway Crossing, Etwall Road, Egginton, Derby, DE65 6GW



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EST. 2012
MY PAD GROUP

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AVAILABLE IMMEDIATELY - UNFURNISHED - £219.23 HOLDING DEPOSIT REQUIRED - FULL DEPOSIT OF £1096.15 REQUIRED AT START OF TENANCY, PLUS FIRST MONTHS RENT - DELIGHTFUL FORMER RAILWAY WORKERS COTTAGE - FULLY RESTORED - NEW BATHROOM BEING INSTALLED IN APPROXIMATELY THREE WEEKS TIME (21ST SEPTEMBER) AND OFFERING LIGHT AND SPACIOUS CHARACTER ACCOMMODATION- TWO DOUBLE BEDROOMS - UPVC DOUBLE GLAZING - GAS CENTRAL HEATING - COUNCIL TAX BAND A - ENERGY RATING D.

Composite And Double Glazed Door To;

Dining Kitchen 11'6" x 11'6" (3.52 x 3.51)

Having a range of wall and base cupboards, inset four ring halogen hob with electric oven and grill, tiled splashbacks with matching floor,



Inner Hallway

Having understairs storage.

Sitting Room 15'2" x 9'1" (4.64 x 2.78)

With fire surround, radiator, laminated wood effect floor and UPVC double glazed square bay window.



Utility Room 8'4" x 4'5" extending 7'6" (2.55 x 1.35 extending 2.31)

With fitted wall and base cupboard, wall mounted combination gas boiler, space and

plumbing for automatic washing machine. UPVC double glazed window and door to garden.



Ground Floor Bathroom 7'10" x 4'11" (2.41 x 1.51)

Having white modern three piece suite with shower attachment and mixer tap over bath.

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First Floor

Landing

Bedroom One 11'10" x 11'8" (3.63 x 3.57)

Having built in wardrobe, access to roof space (via loft ladder), radiator, two UPVC double glazed windows.



Bedroom Two 11'11" x 9'5" (3.64 x 2.89)

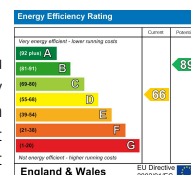
Radiator and UPVC double glazed window.



Outside

Paved garden with two car parking spaces.

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