MELBOURNE
Sales & Lets



Brackens Lane, Derby, DE24 0AP
£1,200 Per Month

A traditional bay-fronted, three-bedroom semi-detached home to let in Alvaston, suited to professional couples and families. It has generous living space, an extended wrap-around kitchen, off-street parking with a garage, uPVC double glazing, gas central heating and a large enclosed rear garden.

This well-presented three-bedroom semi-detached home on Brackens Lane is available to rent and offers spacious, practical accommodation close to local amenities.

The ground floor has an entrance hallway leading to a bay-fronted living room, which opens into an open-plan dining area. French doors from the dining area lead into the extended kitchen, which wraps around the rear of the property and has its own French doors out to the garden.

Upstairs are two double bedrooms, a single bedroom and a family bathroom with a three-piece suite.

Outside, there's a front garden. At the rear, a driveway gives off-street parking and access to the garden. The rear garden wraps around the side of the house, giving a good-sized, enclosed space that is mainly lawn, with a patio area, garden shed, fenced boundaries and a side gate.

Brackens Lane is close to local shops and schools, has good access to major road links and is on a regular bus route into Derby City Centre.







LETTINGS ADVERT FOOTER

EPC Grade: D

Council Tax: Your property is in Council Tax Band: B

Please note that a guarantor may be required in some circumstances.

Application Process
Once you have viewed the property, please submit your application online via our website.

If your application is successful, a holding deposit equivalent to one week's rent will be required to secure the property. For this property, the amount is £253.85
This payment will reserve the property while we conduct credit checks and obtain references.

On the move-in date, the following payments will be required:

Payment Amount

Security deposit £1,384.60

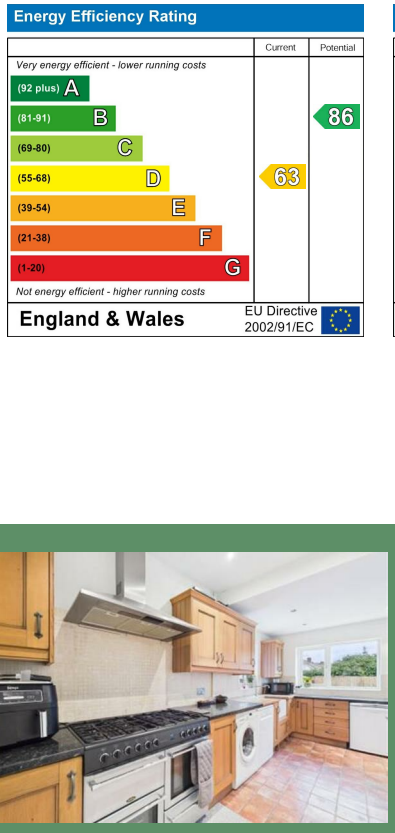
First month's rent £1,200.00

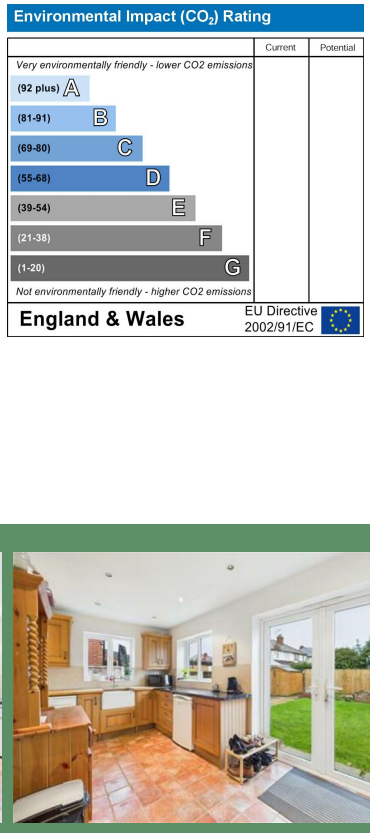
Less holding deposit £ 276.92

Total payable £2,307.68

If you have any questions, please do not hesitate to contact us.

Disclaimer: These particulars, while believed to be accurate, are provided as a general guide only and do not form part of any offer or contract. Prospective tenants should not rely on these particulars as statements of fact and should satisfy themselves, through inspection or other means, as to their accuracy. No employee of this agency has the authority to make or give any representation or warranty in respect of the property.







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