AUSTIN PROPERTY
MANAGEMENT SERVICES LTD



4 Hattons Court

Melbourne, Derby, DE73 8HR

£1,050 PCM

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A well presented 2 bedroomed + STUDY unfurnished mid town house with gas central heating, upvc double glazing & PARKING. The Acc. comprises: entrance porch, lounge, dining kitchen, 2 double bedrooms, study/dressing room & bathroom. To the rear is an enclosed low maintenance garden.







The Accommodation comprises:

Upvc part glazed front entrance door to -

Entrance porch
with Oak laminate flooring and coat hooks.

Lounge
14'0" max, 11'5" to stairs x 12'1" (4.27m max, 3.48m to stairs x 3.68m)
with upvc double glazed french doors to garden with curtain pole and cream curtain over, single central heating radiator, Oak laminate flooring, tiled fire place with wooden surround, beamed ceiling, telephone point, television aerials (x 2), Drayton room thermostat, smoke and CO alarms. Understairs cupboard off, housing Ariston combination boiler and shelving.

Dining Kitchen
13'11" x 7'7" max (4.24m x 2.31m max)
with range of Oak base and wall units, black flecked square edge worktops with tiled splashback, inset stainless steel sink and drainer unit with mixer tap. Appliances include: Zanussi single electric oven with Sterling gas hob and extractor hood over, Beko fridge/freezer and Indesit washer/dryer. Upvc double glazed windows to front and back with venetian blinds over, upvc part double glazed door to garden, single central heating radiator, fitted pine shelves, beamed ceiling and Oak laminate flooring.

Stairs & Landing
with upvc circular double glazed window to front, Oak laminate flooring, loft access and smoke alarm. Store cupboard off with clothes rail and shelf.

Bedroom 1
13'6" x 7'8" (4.11m x 2.34m)
with upvc double glazed window to rear with curtain pole and cream curtains over, single central heating radiator, television aerial and Oak laminate flooring.

Bedroom 2
10'3" x 7'7" (3.12m x 2.31m)
with upvc double glazed window to rear with curtain pole and cream curtains over, single central heating radiator and Oak laminate flooring.

Study/Dressing room
5'10" x 5'5" (1.78m x 1.65m)
with upvc double glazed window to front with venetian blind over, single central heating radiator, large triple Oak fitted wardrobes and Oak laminate flooring.

Bathroom
with 3 piece white suite consisting of a pedestal washbasin, low level w.c, panelled bath with tiled surround, mixer shower and folding shower screen over. Upvc double obscure glazed window to front with venetian blind over, single central heating radiator, Oak laminate flooring, inset mirror and chrome accessories including: towel rail, shelf and toilet roll holder.

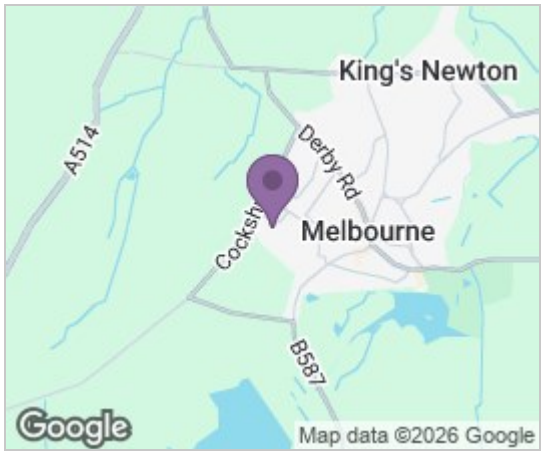
Outside
To the front of the property are 2 private, allocated parking spaces.

To the rear is an enclosed, low maintenance garden with shed. Views over the cricket field and sports ground.

Additional information
HOLDING DEPOSIT £240.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

Disclaimer: Austin Property Management Services Ltd assumes no responsibility or liability for any errors or omissions in the content of this advert. In some cases photos taken prior to the current tenants occupation may be used, the condition will be expected to be similar to the photos used. Whilst every care has been taken to ensure that the information provided is accurate and as up to date as possible, there is however no guarantees of completeness, accuracy, usefulness or timeliness.

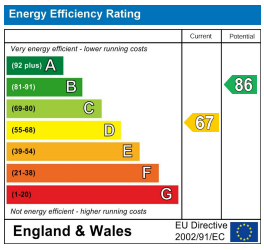
Area Map

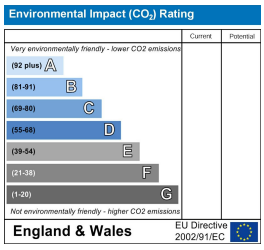


Floor Plans



Energy Efficiency Graph





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