


# 2 Bed House - End Terrace

£895 PCM

 Milton Street, Derby, DE22 3PA




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AVAILABLE IMMEDIATELY - UNFURNISHED - COUNCIL TAX BAND A - ENERGY RATING - SUPERBLY RESTORED PERIOD HOME SITUATED IN THIS HIGHLY POPULAR LOCALITY - TWO BEDROOMS - NEWLY FITTED KITCHEN AND BATHROOM - £206.53 HOLDING DEPOSIT - FULL DEPOSIT OF £1032.69 REQUIRED AT START OF TENANCY.

## Sitting Room 11'10" x 11'10" (3.61 x 3.61)

Having laminate floor and radiator.



## Bedroom One 13'5" x 11'10" (4.09 x 3.62)

With laminated wood effect floor and radiator.



## Refitted Kitchen 9'9" x 5'9" (2.98 x 1.76)

Having a full range of newly fitted wall, base and drawer units. Inset stainless steel four burner gas hob with matching electric oven and grill together with an integrated fridge.



## Bedroom Two 12'0" x 10'0" (3.67 x 3.07)

With laminate floor and radiator.



## Inner Hallway

With access to cellarage.

## Dining Room 11'11" x 11'10" (3.64 x 3.61)

Having laminated wood effect floor, radiator and staircase to first floor.

## First Floor

## Passeaged Landing

## Refitted Bathroom


Having newly fitted three piece suite with mains fed shower over bath. free standing washing machine and radiator.

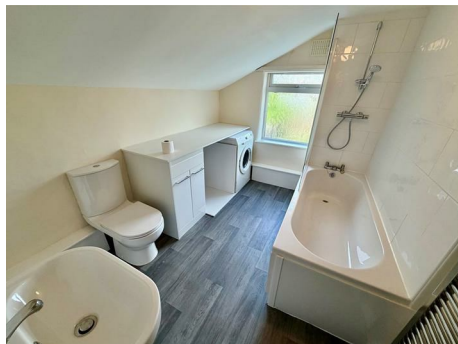
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## Outside

Lawned rear garden with outbuilding housing the boiler.



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Energy Efficiency Rating		Current	Minimum
Energy efficiency - lower rating costs			
24-29	A		
21-23	B		
18-20	C		
15-17	D		
12-14	E		
9-11	F		
1-8	G		
Not energy efficient - higher rating costs			
England & Wales			
EU Directive 2002/91/EC			

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