Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



94 Longford Street, Derby, Derbyshire, DE22 1GH

£895 Per Month

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A neat and tidy two bedroom mid terrace property located in this ever popular location off Kedleston Road, close to the city centre and the beautiful Darley and Markeaton parks.







Internally the gas centrally heated and UPVC double glazed accommodation comprises, lounge, dining room, kitchen and utility room. To the first floor are two bedrooms and bathroom.

Externally there is an enclosed yard area and residents permit street parking is available to the front.

Longford Street is a popular residential location with useful local amenities including a grocery store, post office, cafe and popular public houses along with being close to the city centre, University of Derby and the beautiful parks of Darley and Markeaton.

ACCOMMODATION

FRONT RECEPTION ROOM
12' x 11'2" (3.66m x 3.40m)
A spacious room with main front door, twin UPVC double glazed window, wooden floorboards and radiator.

REAR RECEPTION ROOM
15'3" x 11'11" (4.65m x 3.63m)
A second spacious reception room also having wooden floorboards, gas fire and surround, UPVC double glazed window, stairs to first floor and radiator.

KITCHEN
9'5" x 7' (2.87m x 2.13m)
Fitted with a range of floor units with matching cupboard and drawer fronts, wooden work surfaces and tiled splashbacks, stainless steel sink and drainer, electric oven with gas hob, rear UPVC double glazed window and door, radiator.

UTILITY ROOM
6'9" x 4'10" (2.06m x 1.47m)
With plumbing for a washing machine.

FIRST FLOOR

LANDING
Passaged with independent access to all first floor rooms.

BEDROOM ONE
12' x 11'2" (3.66m x 3.40m)
A generous double bedroom with front facing UPVC double glazed window and radiator.

BEDROOM TWO
12'1" x 9' (3.68m x 2.74m)
A second comfortable double bedroom with rear facing UPVC double glazed window, built in cupboard and radiator.

BATHROOM
9'4" x 7' (2.84m x 2.13m)
Fitted with a three piece suite comprising a bath with electric shower over, wash basin and WC, UPVC double glazed window, built in store cupboard also housing combination boiler providing domestic hot water and gas central heating.

OUTSIDE
Externally there is an enclosed yard area and residents permit street parking is available to the front.

NOTE
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

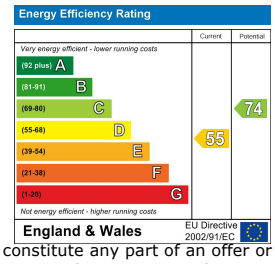
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer or contract.
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

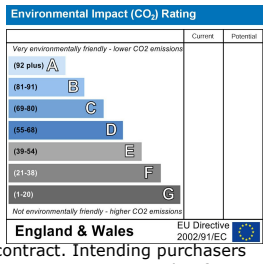
Area Map



Floor Plans

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.
Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk