



53 Grange Road, Derby, DE22 4NX

**£1,100 Per Calendar
Month**



Situated within a popular residential development, this is a well appointed two bedroom mid townhouse which benefits from gas central heating, double glazing, garden and one allocated car parking space.



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Internally the well presented accommodation briefly comprises an entrance hall, lounge with double glazed doors leading to the rear and a kitchen which is equipped with integrated appliances including a dishwasher and washing machine. To the first floor are two good sized bedrooms and a bathroom with shower over the bath.

Outside the property benefits from a lawned garden to the rear and to the front there is one allocated car parking space.

The house is situated within a short drive of the vibrant city centre of Derby with its wealth of bars restaurants and the Derbion shopping centre. The house is only a short walk away from a local Co-Op convenience store and within easy reach of the town of Ashbourne which is a short drive away.

The property is perfectly positioned for ease of access to the A38 giving onward travel to the A50, A52 and M1 corridor.

Benefiting from being within the noted Ecclesbourne school catchment area, this property presents an ideal opportunity to acquire a spacious home which must be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

With staircase leading to the first floor and access to:

CLOAKROOM

With low level WC and corner wash hand basin.

LOUNGE

13'9" x 14'5" (4.19m x 4.39m)

Located at the rear of the property, this spacious lounge has double glazed doors opening to the rear garden. two radiators and useful understairs storage cupboard.

KITCHEN

8'6" x 6'5" (2.59m x 1.96m)

With a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, hob and extractor. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window overlooking the front elevation and there is an integrated washing machine, integrated dish washer, integrated fridge and integrated freezer.

TO THE FIRST FLOOR

BEDROOM ONE

12'4" x 11'5" (3.76m x 3.48m)

With double glazed window, wardrobe with mirrored front and radiator.

BEDROOM TWO

11' x 7'6" (3.35m x 2.29m)

With double glazed window and radiator.

BATHROOM

6'6" x 6'2" (1.98m x 1.88m)

With low level WC, pedestal wash hand basin and bath with shower over the bath.

OUTSIDE

Outside the property benefits from an enclosed garden to the rear which is overlooked by a decked patio area. The garden has use of a shed and there is shared gated access at the bottom of the garden.

To the front there is one allocated car parking space.

PLEASE 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.

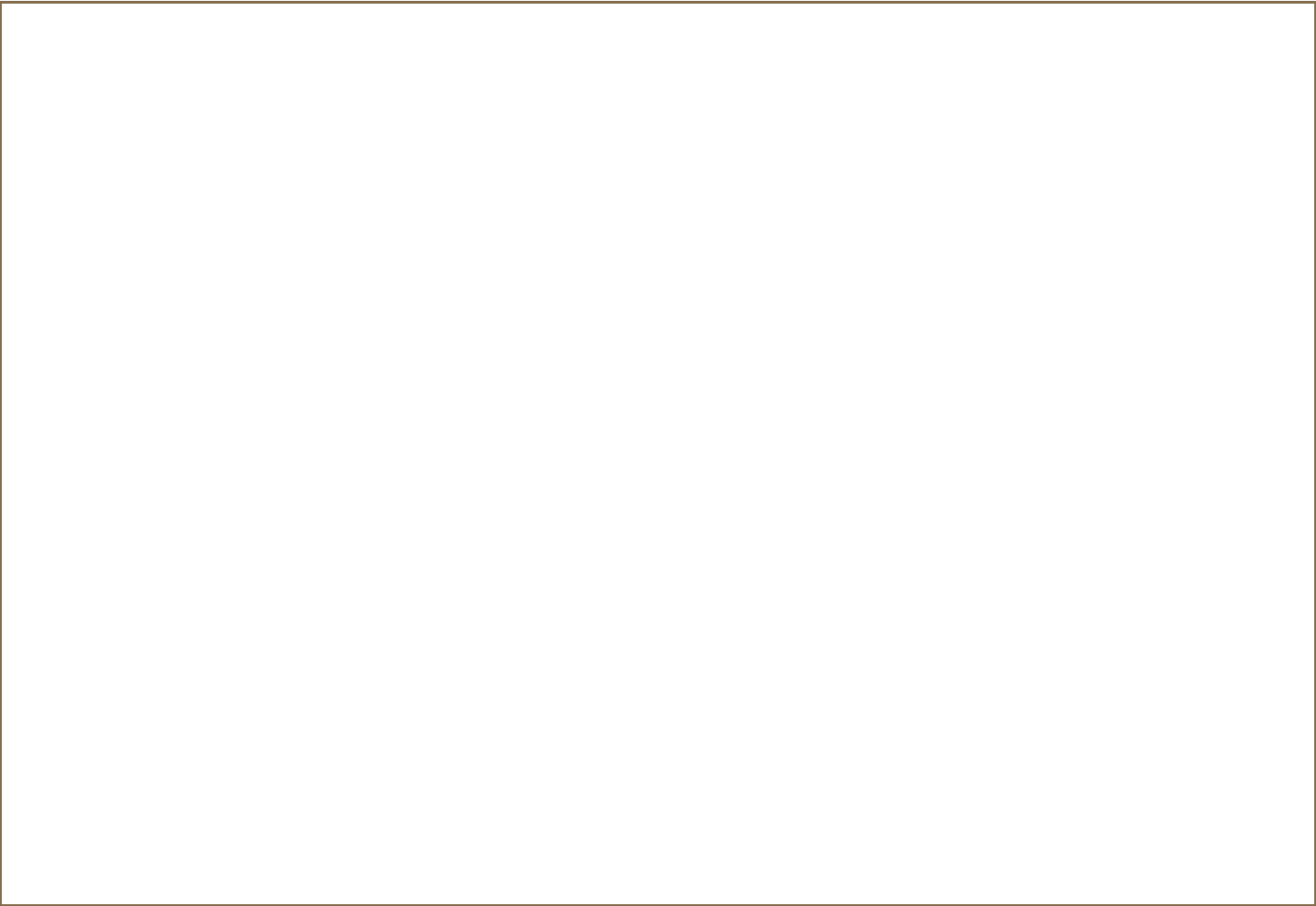
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



Road Map



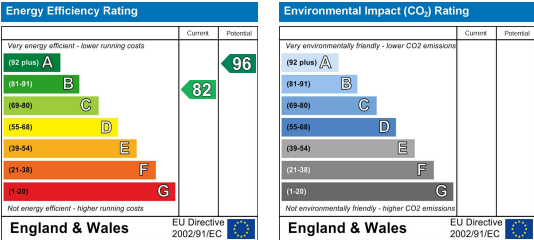
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's 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 of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk