Suffolk Way

Church Gresley, , DE11 9GP

**IMMACULATE **Two bed mid town house in good location with access to Ashby or Burton

£575 pcm

John German

Fantastic modern two bedroom townhouse located in Church Gresley. This property is decorated and finished to a good standard offering spacious open plan lounge and modern fitted kitchen with appliances, two bedrooms, bathroom with shower and allocated parking.

The accommodation comprises:

Hallway with doors leading to;

Downstairs WC part tiled with two piece suite comprising toilet and wash basin.

LARGE OPEN PLAN LOUNGE AND KITCHEN with carpet, radiator and double glazed windows to the front aspect, KITCHEN AREA with a range of modern white wall and base mounted units with granite style worktops, stainless steel sink, fitted stainless steel oven and hob, vinyl floor.

MASTER BEDROOM is a double with radiator, built in wardrobe and storage unit, neutral decor and carpets.

SECOND BEDROOM is a single bedroom with radiator, neutral decor and carpets.

Large storage cupboard and airing cupboard.

BATHROOM part tiled with three piece suite comprising double shower cubicle, pedestal wash hand basin, low level WC and vinyl floor.

EXTERNALLY there is allocated parking and visitors parking. Gas central heating and double glazing

This property is Unfurnished

Council Tax Band: A

Ref: JG

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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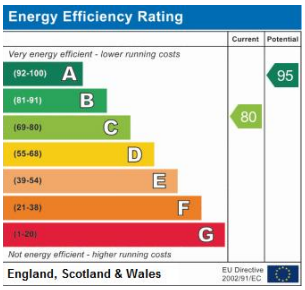
Agents' Notes

As part our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: http://www.johngerman.co.uk/pages/tenant-fees. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of the services or appliances to the property have been tested.

Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.



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