Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



8 Bancroft Drive, Allestree, Derby, DE22 2LQ

£1,400 Per Calendar

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A highly impressive family home enjoying a convenient position close to local schools and shops in this highly regarded residential location.







This traditional three bedroom semi-detached property has been professionally refurbished and features a magnificent open plan living dining kitchen. The full gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway, bay windowed lounge, open plan living dining kitchen, versatile side room suitable as a home office, utility room and ground floor shower room. To the first floor are three bedrooms, the third being a generous size and modern replaced bathroom with shower over bath.

Externally is a blocked paved driveway and an enclosed manageable sized garden to rear with patio and lawn.

A quality Allestree rental.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY
Main composite front door, quality vinyl flooring, stairs to first floor, radiator.

LOUNGE
13'5" x 10'11" (4.09m x 3.33m)
An attractive bay windowed lounge with fireplace and inset electric fire (to be fitted), newly carpeted, UPVC double glazed bay window, radiator.

LIVING KITCHEN
19' x 18' (5.79m x 5.49m)
A magnificent open plan living dining kitchen featuring a quality fitted kitchen with a comprehensive range of storage units with matching cupboard and drawer fronts, matching island with breakfast bar, quality granite work surfaces, twin Belfast sink, electric oven, combination grill, hob with built-in extractor fan, integrated fridge, freezer and dishwasher, quality vinyl flooring throughout, useful understairs store cupboard, two central heating radiators, UPVC double glazed French doors and window.

STUDY/REAR HALL
9'3" x 8'7" (2.82m x 2.62m)
A versatile room having front access from a UPVC double glazed door and window, vinly flooring, door into:

UTILITY ROOM
7'2" x 4' (2.18m x 1.22m)
With space for two laundry appliances, storage units, sink and tap, UPVC double glazed window to garden, vinyl flooring.

SHOWER ROOM
7'2" x 3'6" (2.18m x 1.07m)
A useful second shower room, having a shower enclosure with mains chrome shower and sliding screen door, wash and basin and low-level WC, vinyl flooring, tiled walls, UPVC double glazed window, radiator.

FIRST FLOOR

LANDING
Store cupboard and side UPVC double glazed window.

BEDROOM ONE
11'1" x 10'11" (3.38m x 3.33m)
A spacious bay-windowed double bedroom, having a front facing UPVC double glazed window, being newly carpeted, radiator.

BEDROOM TWO
11'4" x 10'11" (3.45m x 3.33m)
A second comfortable double bedroom, being newly carpeted, having a rear-facing UPVC double glazed window, radiator.

BEDROOM THREE
8'5" x 7'11" (2.57m x 2.41m)
A generously proportioned third bedroom, being newly carpeted, having a front facing UPVC double glazed window, bulkhead shelf, radiator.

BATHROOM
8'2" x 5'5" (2.49m x 1.65m)
Beautifully appointed with a three-piece suite, comprising a bath with a mains chrome shower over and glazed screen, wash hand basin sat on a two-drawer vanity unit and low-level WC, tiled walls, two UPVC double glazed windows, vinyl floor covering, inset ceiling downlighters, chrome towel radiator.

PLEASE NOTE
As part of our application process, fees will become due for referencing, tenancy agreement administration and an inventory, these will be charged in addition to the Rent and Deposit (which is £150 more than the rental) that will be payable before the tenancy starts. Our fees can be found at: http://www.bbjlettings.co.uk/tennants.

Please contact our Branch for full details of the fees payable before you make any decision about this property or before you decide to view this property. Our Branch staff can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

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.

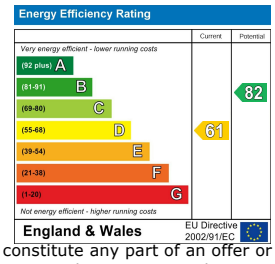
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer 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.

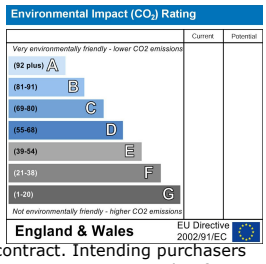
Area Map



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.
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