



Ludlow Road

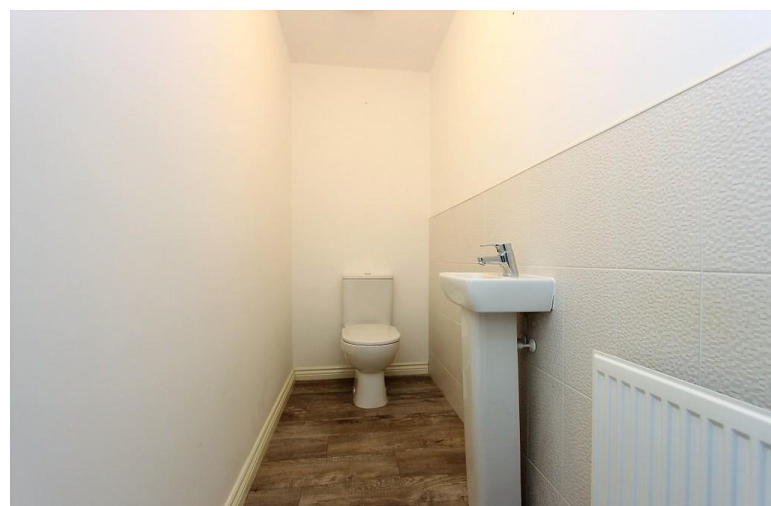
HIGHFIELDS, LITTLEOVER, DERBY, DE23 3AH

- Three bedroom Detached House
- Unfurnished
- Integral garage
- High specification

£1,495 PCM

EPC Rating **82**





Property Description

Three bedroom detached house on the popular new Highfields development in Littleover. Excellent road links (A50/A38) and within close proximity to Derby city centre and Derby Royal hospital.

The area benefits from a wide range of amenities including a local shopping precinct and popular pub and restaurant: The Hollybrook.

Highfields is also close to all major employers around Derby such as Toyota, Bombardier and Rolls Royce. There are several good schools nearby including the highly regarded Griffie Field Primary and Littleover Community secondary school.

The property comprises an entrance hallway, downstairs w/c, bright living room and separate dining room which could also be used as a home office. Contemporary breakfast kitchen which has integral oven/hob/extractor, fridge/freezer, dishwasher and washing machine.

Upstairs there are two double bedrooms and a good



sized single. The master bedroom has an en-suite shower room and built in sliding wardrobes, there is also a three piece family bathroom with a shower over the bath.

Outside there is a low maintenance rear garden with patio and lawn, off road parking for two cars and integral garage which can also be accessed off the main hallway.

UPVC double glazing throughout and gas central heating.

The property is offered unfurnished.

Council tax band D.

Deposit: £1725

* Local agent - Lettings Specialist *

To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website: www.assured-lettings.co.uk. These can also be viewed on the 'Tenancy Info' link on the Rightmove property listing.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.





Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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