Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



86 Vincent Street, Derby, Derbyshire, DE23 8BU

£895 Per Calendar

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Well presented two bedroom traditional Victorian end terraced house which benefits from gas central heating, double glazing and a garden area to the rear. NO PETS







Situated in the heart of Derby, a short walk from local shopping facilities, this is a well presented two bedroom traditional Victorian end terraced house which benefits from gas central heating, double glazing and a garden area to the rear.

The well presented accommodation briefly comprises a lounge, inner lobby with understairs storage, dining room and kitchen with pantry and access to the rear. To the first floor are two double bedrooms and a bathroom with a shower.

Outside the property has a yard area to the rear with outside store and to the front there is on street car parking.

Vincent Street is a much sought after residential location, close to the heart of Derby within easy reach of plentiful shopping facilities and the ringroad.

Viewing highly recommended.

ACCOMMODATION
Entering the property through double glazed front door into:

LOUNGE
11'6" x 11'7" (3.51m x 3.53m)
A bright and airy room with two double glazed windows overlooking the front elevation, decorative feature fireplace with tiled surround, molded coving and radiator.

INNER LOBBY
With storage.

DINING ROOM
11'6" x 11'8" (3.51m x 3.56m)
With decorative feature fireplace with tiled surround, staircase leading to the first floor and double radiator.

KITCHEN
8'8" x 6'5" (2.64m x 1.96m)
With a range of work surface/preparation areas, wall and base cupboards and a freestanding gas cooker. The room has a stainless steel sink unit beneath a window overlooking the side elevation and there are useful storage cupboards, glass display cabinet, door leading to the rear elevation, double radiator and access to walk in pantry with open shelving.

TO THE FIRST FLOOR

BEDROOM ONE
11'7" x 11'6" (3.53m x 3.51m)
Large bedroom with double glazed window overlooking the front elevation, decorative feature fireplace and radiator.

BEDROOM TWO
11'6" x 8'6" (3.51m x 2.59m)
With window to the rear elevation, decorative feature fireplace and radiator.

BATHROOM
8'6" x 8'6" (2.59m x 2.59m)
With low level WC, pedestal wash hand basin and bath with shower over.

OUTSIDE
Outside the property benefits from a yard area to the rear where there are two outbuildings with space for a washing machine. On Street car parking to the front.

PLEASE NOTE:
Prospective tenants should note that this property is left furnished and tenants are welcome to use the furniture that is in situ. Furniture includes sofa, table, chairs, double beds and wardrobes if required.

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.

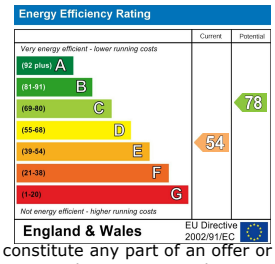
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer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

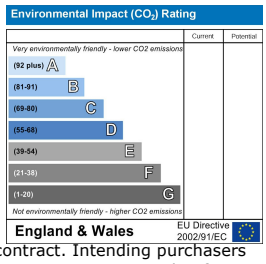
Area Map



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