AUSTIN PROPERTY
MANAGEMENT SERVICES LTD

18 Earp Way

Melbourne, Derby, DE73 8JQ

£2,000 Per Month

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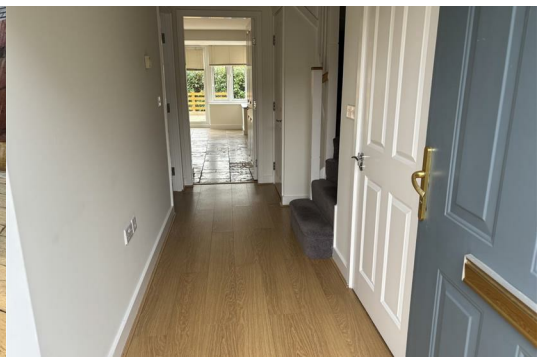


The Accommodation comprises:

Composite part glazed front entrance door to -

ENTRANCE HALL:
with double central heating radiator, alarm control panel, telephone point, wired in smoke alarm, room thermostat and oak effect laminate flooring. Under stairs storage cupboard off.

DOWNSTAIRS W.C.:
6'8" x 3'0" (2.03m x 0.91m)
with 2 piece white suite consisting of a vanity unit with inset washbasin and low level w.c., extractor fan and small single central heating radiator.

LOUNGE:
11'2" x 16'1" (3.40m x 4.90m)
with upvc double glazed bay window to front with checked roman blinds over, 2 x small double central heating radiators, telephone point, television/media sockets and Oak effect laminate flooring.

DINING KITCHEN:
19'5" max, 11'2" min x 17'4" max, 12'7" min (5.92m max, 3.40m min x 5.28m max, 3.84m min)
with range of cream base, wall and island units, wood effect square edge worktops with matching upstands and inset 1 ½ bowl stainless steel sink and drainer unit. Integrated NEFF appliances: double electric oven, gas hob with extractor hood over, dishwasher and microwave. Large upvc double glazed bay window with upvc double glazed french doors into garden with venetian blinds over. Double and small single central heating radiators, beige stone tiled flooring, television aerial socket and wired in smoke alarm.

UTILITY ROOM:
4'3" x 5'6" (1.30m x 1.68m)
with space and plumbing for washing machine and dryer, wood effect square edge worktops with matching upstands, Logic gas fired boiler, single central heating radiator, shelf, boiler programmer, electric consumer unit and beige stone tiled flooring.

STAIRS & LANDING:
with upvc double glazed window to side with checked roman blind over, smoke alarm, loft access and grey carpet. Large storage cupboard off with hot water cylinder.

BEDROOM 1:
11'3" max, 9'1" min x 12'6" (3.43m max, 2.77m min x 3.81m)
with upvc double glazed window to front with metal curtain pole and grey blackout curtains over, single central heating radiator, television aerial, alarm panic button and grey carpet.

ENSUITE:
7'0" x 4'7" (2.13m x 1.40m)
with 3 piece white suite consisting of a pedestal washbasin, low level w.c, shower cubicle with mixer shower over. Towel style central heating radiator, shower socket, extractor fan and ceramic tiled.

BEDROOM 2:
11'3" x 9'7" (3.43m x 2.92m)
with upvc double glazed window to front with metal curtain pole and checked lined curtains over, single central heating radiator, television aerial and grey carpet.

BEDROOM 3:
9'5" x 7'5" (2.87m x 2.26m)
with upvc double glazed window to front with metal curtain pole and grey blackout curtains over, single central heating radiator, television aerial and grey carpet.

BEDROOM 4:
6'8" x 7'9" (2.03m x 2.36m)
with upvc double glazed window to front with metal curtain pole and grey blackout curtains over, single central heating radiator, television aerial, telephone socket and grey carpet.

BATHROOM:
6'1" x 6'6" (1.85m x 1.98m)
with 3 piece white suite consisting of a pedestal washbasin, low level w.c, panelled bath with tiled surround, shower screen and mixer shower over. Upvc double obscure glazed window to side. Towel style central heating radiator, shaver socket, mirror, extractor fan and laminate effect vinolay flooring.

OUTSIDE:
Garage (with power), with 2 x tandem parking spaces on drive and additional parking on front.
Enclosed rear garden consisting predominantly of a raised slabbed patio.

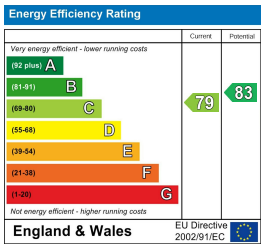
HOLDING DEPOSIT £460.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

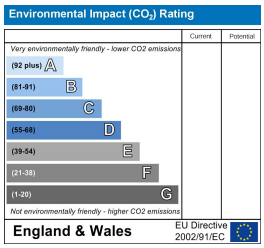
Disclaimer: Austin Property Management Services Ltd assumes no responsibility or liability for any errors or omissions in the content of this advert. In some cases photos taken prior to the current tenants occupation may be used, the condition will be expected to be similar to the photos used. Whilst every care has been taken to ensure that the information provided is accurate and as up to date as possible, there is however no guarantees of completeness, accuracy, usefulness or timeliness.

Area Map

Floor Plans

Energy Efficiency Graph





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PO Box 8533, Melbourne, Derby, DE1 9LG
Tel: 01332 862173 Email: info@austinproperty.co.uk www.austinproperty.co.uk