

2 Bed Bungalow - Semi Detached £895 Per calendar month

 Slindon Croft, Alvaston, Derby, DE24 0SD



Available immediately - Unfurnished - No smokers - £206.54 holding deposit required - Full deposit £1032.69 . Well presented modern semi detached bungalow. Gas central heating. Upvc double glazing. Neutral decor. Hall, kitchen, lounge / dining room, inner hallway, two bedrooms, conservatory. Gardens, corner plot, garage and parking to rear. Council tax band A. Energy rating C.

- Available immediately
- Upvc double glazing
- Garage to rear
- Council tax band A - Energy rating C
- Unfurnished
- £206.54 Holding deposit required - Full deposit £1032.69
- Conservatory
- No smokers
- Two bedrooms
- Gas central heating

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Entrance Hall

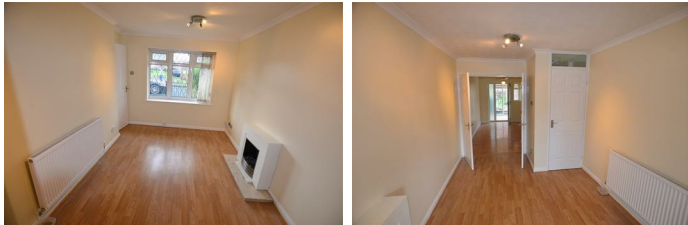
Having UPVC opaque double glazed entrance door and ceramic tiled floor.

Fitted Kitchen 6'9 x 6'5 (2.06m x 1.96m)



Having a range of fitted wall and base cupboards with laminated working surfaces, built in gas hob with electric oven, extractor hood, tiled splash backs, space and plumbing for automatic washing machine, integrated dish washer and UPVC double glazed window to side aspect.

Lounge Dining Room 15'3 x 8'7 maximum (4.65m x 2.62m maximum)



Having UPVC double glazed bow window to front aspect, electric

contemporary style fire surround on a raised marble hearth, television and BT connection points, laminated wood effect floor and double radiator.

Inner Hallway

With access to roof space and airing cupboard (housing the Ideal wall mounted combination gas boiler providing instant domestic hot water and gas central heating).

Bedroom One 10'6 x 8'8 (3.20m x 2.64m)



Having laminated wood effect floor, built in deep single wardrobe with ample hanging rail and shelving space, radiator, television connection point and single glazed window to rear aspect,



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Bedroom Two/Dining Room 13'6 x 6'6 (4.11m x 1.98m)



Having twin butler doors to sitting room, radiator, laminated wood effect floor and opaque double glazed door to:-

Conservatory 14' x 7'7 (4.27m x 2.31m)



Having ceramic tiled floor, radiator, UPVC double glazed windows with french and sliding patio doors giving views and access over the delightful low maintenance rear garden.



Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with electric shower over, part tiled walls, radiator and UPVC opaque double glazed window to side aspect.

Outside

The property occupies a delightful corner plot with wrought iron balustrading, lawned fore and side gardens with mature shrubs. To the rear of the property is a driveway leading to a detached brick garage, with access gates to both front and rear leading to the low maintenance rear garden.



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Energy Efficiency Rating		
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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