



## 20 Longford Street, Derby, DE22 1GH

**£1,025 Per Calendar**



Situated in the heart of Derby, a short walk from the vibrant city centre and university, this is a beautifully appointed three bedroomed property which benefits from gas central heating and double glazing.



# 20 Longford Street, Derby, DE22 1GH

## £1,025 Per Calendar Month



The current landlord has spent considerable time and effort in the presentation of this property which includes a new bathroom and kitchen. Internally the well proportioned accommodation briefly comprises an entrance hall, lounge, dining room with staircase leading to the first floor and access to the rear and recently refitted kitchen with integrated appliances. To the first floor are two good sized bedrooms and a recently refitted bathroom with bath and separate shower cubicle. A further staircase leads to the attic bedroom which has Velux style windows with views.

Outside the property benefits from a small yard area to the rear with an outside toilet and to the front there is on street permit parking.

Longford Street is a highly popular residential location, in the heart of the city. The property is a short walk from Derby University, and the vibrant city centre is a short distance away with its wealth of bars, restaurants and the Derbion shopping centre. The property is further complimented by both Markeaton and Darley Parks which are within easy reach offering delightful countryside walks. The property is close to the ring road and the A38 giving onward travel to the M1 corridor.

This property is beautifully presented and has undergone an extensive programme of modernisation and improvement and should be viewed to be fully appreciated.

### ACCOMMODATION

Entering the property through front door into:

#### ENTRANCE HALL

With laminate floor, radiator and access to:

#### CELLAR

#### LOUNGE

11'3" x 8'8" (3.43m x 2.64m)

With window overlooking the front elevation, radiator and laminate floor.

#### DINING ROOM

12'3" x 12' (3.73m x 3.66m)

A large room which would easily accommodate both dining and living room furniture with staircase leading to the first floor, double glazed door leading to the rear, radiator and decorative feature fireplace.

#### KITCHEN

8' x 7'5" (2.44m x 2.26m)

With a range of quality work surfaces/preparation areas, wall and base cupboards, an integrated electric oven, electric hob and shaped extractor over. A sink unit is located beneath a double glazed window overlooking the garden and there is space for a dishwasher, space for a washing machine, space for a tumble dryer, laminate floor and complimentary tiling.

#### TO THE FIRST FLOOR

#### LANDING

#### BEDROOM TWO

8'4" x 12'2" (2.54m x 3.71m)

With window overlooking the front elevation and radiator.

#### BEDROOM THREE

8'9" x 12'3" (2.67m x 3.73m)

With double glazed window to the rear elevation, storage cupboard and radiator.

#### BATHROOM

9'7" x 7'4" (2.92m x 2.24m)

Recently refitted to include a modern WC, wash hand basin and bath with central mixer tap. The room has a separate shower cubicle with glazed screen, frosted double glazed window and heated towel rail.

A staircase leads from the landing to:

#### ATTIC BEDROOM ONE

12'1" x 15'7" (3.68m x 4.75m)

(Maximum measurement into eaves)

With a staircase rising in the centre of the room, two Velux style windows and radiator.

## OUTSIDE

Outside the property benefits from a yard area to the rear with outside toilet and to the front there is on street car parking.

## PLEASE NOTE:

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.



## Road Map



## Hybrid Map



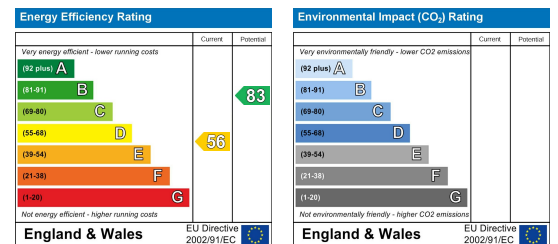
## Terrain Map



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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