



## 33 Peel Street

Derby, DE22 3GJ

**£850 PCM**



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## GENERAL INFORMATION

A two bedroomed town house to be let on an unfurnished basis. Situated within in walking distance of Derby city centre and local amenities.

## LOCATION

The property offers easy road access to Derby city centre with its wealth of shopping facilities including the Intu Centre and Cathedral Quarter with its wealth of boutiques, wine bars and hotels. Markeaton Park is also nearby offering a varied range of leisure facilities.

The Derby ring road is easily reached offering onward access to the A38, A52 and A50 trunk roads, the motorway network and East Midlands International Airport. There are some local shopping facilities on Ashbourne Road with a good of range of schooling nearby.

## DIRECTIONAL NOTES

Leaving Derby city centre via Friar Gate, proceed onto Ashbourne Road taking a left turn into Surrey Street. At the T-junction turn right onto Peel Street.

## PROPERTY INFORMATION

### HALLWAY

Access from the front door leads to a small entrance area

## LOUNGE

Spacious lounge, with laminate flooring and decorated neutrally.

## KITCHEN

Fitted kitchen with ample wall and base units, electric oven and hob with fitted extractor above. Space for a washing machine and dishwasher. UPVC door leads to the rear communal courtyard.

## 1st Floor

### BEDROOM ONE

Double bedroom, with carpet and decorated neutrally.

### BEDROOM TWO

Double bedroom, with carpet and decorated neutrally.

## BATHROOM

Family bathroom with three piece suite. Low level WC, pedestal basin and paneled bath with electric shower over.

## SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Available from the end of July.

## VIEWINGS

By prior appointment through Scargill Mann and Co. Derby Office on 01332 206620

## ADDITIONAL INFORMATION

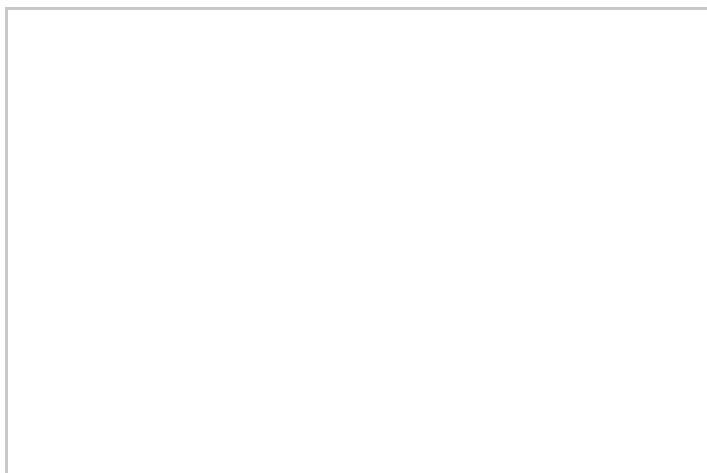
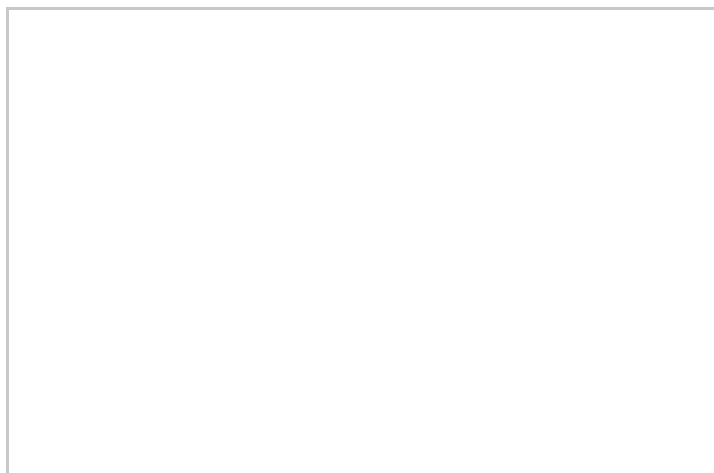
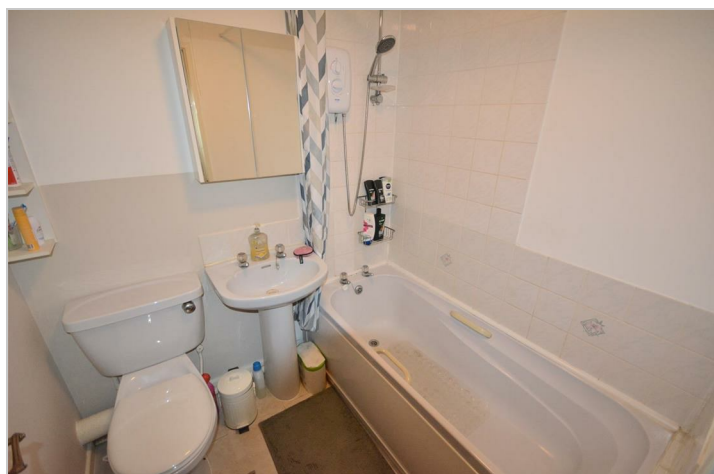
Rent: £850 pcm

Holding Deposit: £196 (1 Week taken on application)

Security Deposit: £980 (5 Weeks)

Council Tax Band: A – Derby City  
EPC Rating: E

Property construction: Brick & Tile  
Parking: To the rear of the property  
Electricity supply: MAINS –  
Water supply: MAINS - Severn Trent  
Sewerage: MAINS  
Heating: Electric storage heaters  
Broadband type: BT Openreach, please check  
Ofcom website.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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