



2 Gregory Avenue, Breaston, Derby, DE72 3DJ

£1,300 Per Month

- Corner Plot Semi Detached Property
- Large Kitchen
- Village Location
- Dishwasher & Washing Machine Included
- Three Bedrooms
- Lounge
- Unfurnished
- Gardener Included in Rental

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Robert Ellis are proud to offer for rent this deceptively spacious, refurbished, 3 bedroom semi detached property on a large corner plot in the highly desirable village of Breaston.

Entrance Hall with stairs to the first floor, tiled flooring and radiator.

Living Room (12'6" x 11'9") having uPVC d/g feature window to the rear, electric fire in feature surround and radiator.

Kitchen Diner (19'3" x 9'7") having uPVC d/g windows to both the front and rear, fitted kitchen with integrated oven, hob and extractor. radiator, ample space for table and chairs and door into the

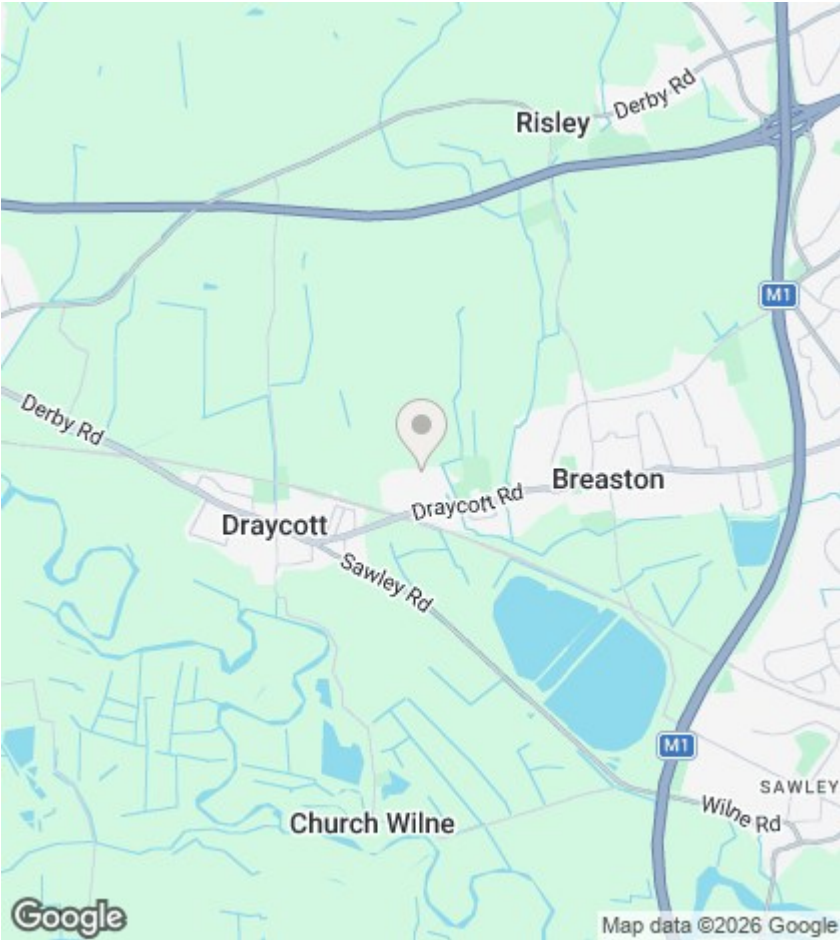
Outhouse / Utility Area with space and fittings for washing machine, separate storage area with uPVC d/g window to the rear, uPVC door to the garden and separate toilet. Please be aware washing machine and dishwasher are left as gesture of goodwill.

First Floor, Landing with 2 uPVC d/g windows, storage cupboard and radiator.



Council Tax Band:





Directions

Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	