Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

8 Brunton Close, Mickleover, DE3 0TE

£995 Per Calendar Month

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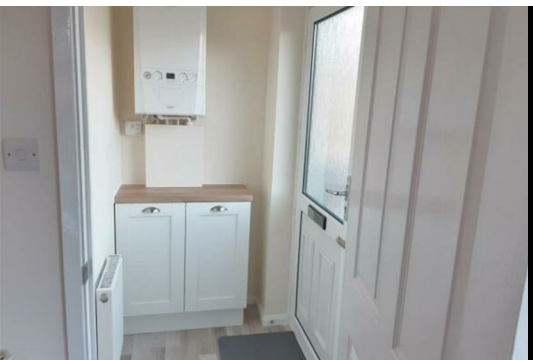
Lovely two bedroom bungalow within a quiet cul de sac location with easy access to major road routes and local amenities & great bus services. It is ideally situated for the Royal Derby Hospital, Rolls Royce and Derby city and is within easy reach of the A38 and beyond.



8 Brunton Close, Mickleover, DE3 0TE

£995 Per Calendar Month

The property is set in a quiet cul de sac with no passing traffic yet it is easy access to major road routes and local amenities & great bus services. It is ideally situated for the Royal Derby Hospital, Rolls Royce and Derby city and is within easy reach of the A38 and beyond.

ACCOMMODATION

ENTRANCE PORCH
4'0" x 4'11" (1.24m x 1.52m)

LOUNGE
15'11" x 10'5" (4.86 x 3.2)
with feature fireplace and electric fire

KITCHEN
9'10" x 5'0" (3.00 x 1.53)
Modern bright room includes integrated washing machine, oven & hob and integrated fridge freezer

BEDROOM ONE
13'2" x 8'11" (4.02 x 2.72)

BEDROOM TWO
9'6" x 7'10" (2.91 x 2.41)
has patio doors to the rear so it could easily be used as a second lounge, study, or dining area

SHOWER ROOM
6'1" x 5'0" (1.87 x 1.53)

To the rear of the property is a lovely garden with mature shrubs, shed and patio

To the front is a driveway with access to the side of the property. There is a small low maintaince mature front garden.

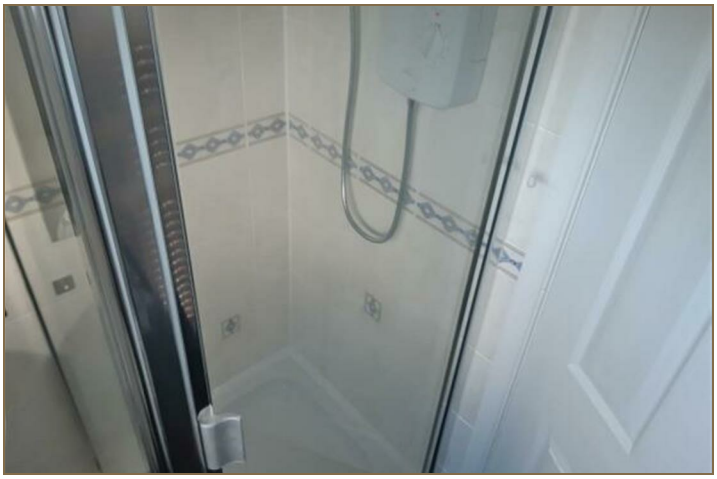
PLEASE NOTE
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted 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

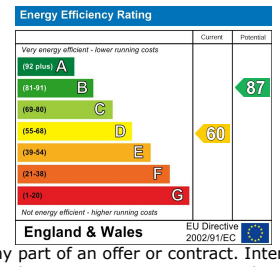
Hybrid Map

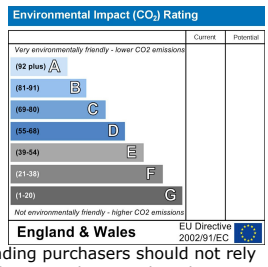
Terrain Map

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 firms employment has the authority to make or give any representation or warranty in respect of the property.
Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk