

2 Bed House - Semi-Detached £995 Per calendar month

📍 Skitteridge Wood Road, Derby, DE22 4PD



www.phillipsandco.co.uk | 01332 40 25 25

2 Bed House - Semi-Detached

£995 Per calendar

📍 Skitteridge Wood Road, Derby, DE22 4PD

AVAILABLE END APRIL - UNFURNISHED - NO SMOKERS - £229.61 HOLDING DEPOSIT SECURES. Smart and stylish modern end mews home occupying a delightful private position in this highly sought after enclave, located within the renowned Ecclesbourne secondary school catchment. Gas centrally heated and UPVC double glazed. Reception hall, guest's cloakroom / wc, well equipped kitchen, lounge / dining room. On the first floor a landing leads to two bedrooms and bathroom with modern white suite. Outside is three car parking and well tended garden. EPC Rating B. Council Tax Band B.

Canopied Storm Porch

To:-

Reception Hall

Having composite and opaque double glazed entrance door, radiator, natural oak vinyl floor and staircase to first floor.

Guests Cloak Room/WC



Having modern white two piece suite comprising; low centre flush wc and pedestal corner wash hand basin with complimentary ceramic tiled splash backs, contrasting natural oak vinyl floor, radiator and UPVC opaque double glazed window to side aspect.

Fitted Kitchen 8'6" x 6'3" (2.61 x 1.92)



Having a range of modern white high gloss fitted wall, base and drawer units with integrated stainless steel four burner gas hob, canopy extractor hood, electric fan assisted oven and grill, integrated larder fridge and freezer, concealed slim line dish washer, concealed Potterton wall mounted combination gas boiler providing instant domestic hot water and gas central heating, laminated rolled edge working surfaces, UPVC opaque double glazed window to front aspect.

Lounge/Dining Room 14'6" x 13'10" (4.42 x 4.23)



Having understairs storage cupboard, television and media connection points, two radiators and UPVC double glazed French doors to rear garden.



First Floor Landing

With access to roof space and UPVC opaque double glazed window to side aspect.

www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

2 Bed House - Semi-Detached

£995 Per
calendar

 Skitteridge Wood Road, Derby, DE22 4PD

Bedroom One 12'5" x 11'4" maximum (3.8 x 3.47 maximum)



Having built in wardrobes, bulk head storage cupboard, radiator, television connection point and UPVC double glazed window to front aspect.



Bedroom Two 11'0" x 7'6" (3.37 x 2.30)

Having radiator and UPVC double glazed window to rear aspect.

Bathroom



Having white three piece suite comprising; low centre flush wc, pedestal wash hand basin and panelled bath with chrome mains

fed shower over, glass shower screen, complimentary ceramic part tiled walls with contrasting vinyl tiled floor, radiator, ceiling extractor fan and UPVC opaque double glazed window to rear aspect.

Outside



The property occupies a private position on Skitteridge wood Road and is sited on a south easterly facing mature plot. To the front is a shrubbed border with an adjacent tarmac driveway giving car standing space for three cars, with a wooden access gate to the side leading to the rear garden, enclosed by close panelled fencing, laid to a shaped lawn with patio area and timber potting shed.

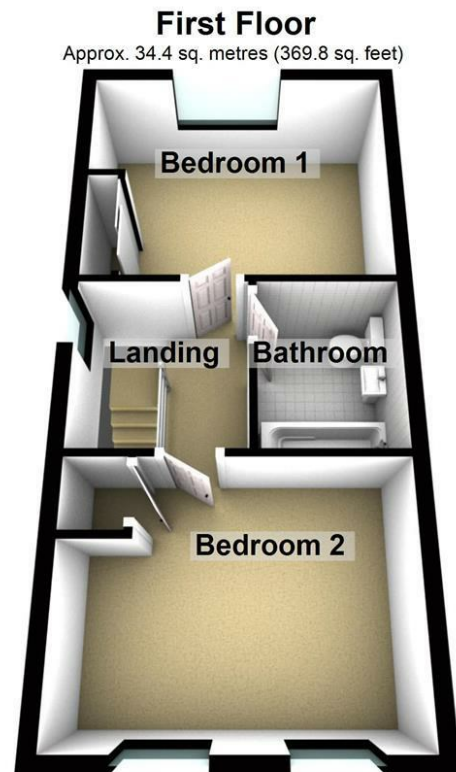
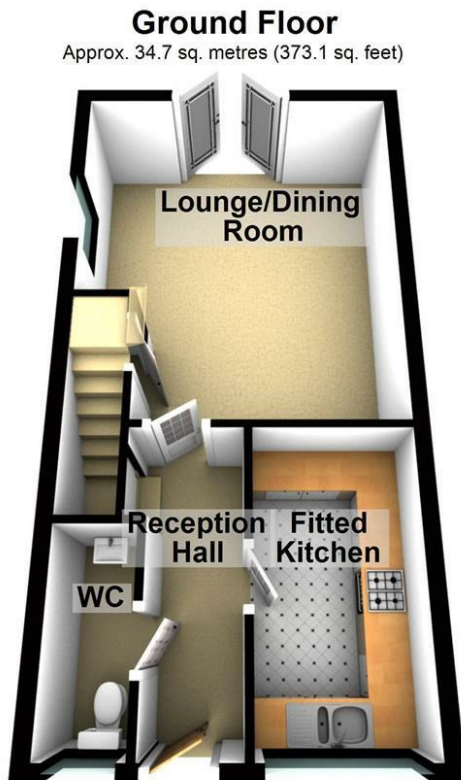
www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

2 Bed House - Semi-Detached

£995 Per calendar

📍 Skitteridge Wood Road, Derby, DE22 4PD



Total area: approx. 69.0 sq. metres (742.9 sq. feet)

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92-100) A			
(81-91) B		81	
(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	

www.phillipsandco.co.uk | 01332 40 25 25

