



Nicola Gardens
LITTLEOVER, DERBY, DE23 1NQ

- New carpet due to be fitted before next tenancy
- Gas central heating
- Two bedroom townhouse
- Large living room

£825 PCM

EPC Rating **73**





Property Description

Two bedroom townhouse in the popular location of Littleover. Excellent road links (A50/A38) and within close proximity to Derby city centre and Derby Royal hospital. The area benefits from a wide range of amenities including several shops and pubs.

Littleover is also very close to all major employers around Derby such as Rolls Royce, Toyota and Bombardier.

The property comprises entrance hallway, kitchen with cooker, large living room with understairs storage cupboard and patio doors on to the rear garden.

Upstairs there are two double bedrooms, both with built in storage. There is also a three piece white bathroom suite with electric shower.

Outside there are gardens to the front and rear, the rear garden is mainly laid to lawn and also has a patio area. There is also a parking area.





The carpet is going to be changed before the next tenancy.

Gas central heating and UPVC double glazing.

Offered unfurnished.

Council tax band: A (Derby City Council)

Deposit: £951

Call us now to arrange a viewing!

To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website. These can also be viewed on the 'Tenancy Info' link on the Rightmove property listing.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.



Energy rating and score

This property's energy rating is C. It has the potential to be B.

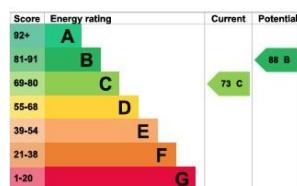
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties **got a rating from A (best) to G (worst)** and a **score**. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

01332 729584

2 Chartley Road, Stenson
Fields, Derby, DE24 3BT

www.assured-lettings.co.uk
office@assured-lettings.co.uk

