

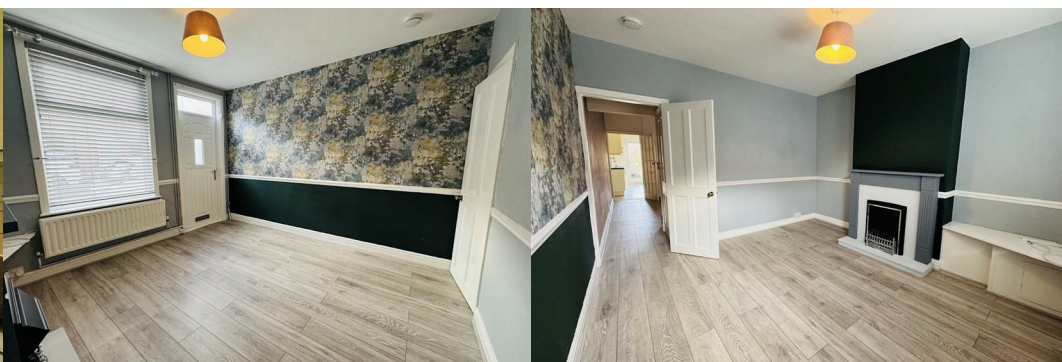


12 Warner Street, Mickleover, DE3 0GG

£925 Per Calendar



A beautifully presented two bedroom terraced home with modern kitchen and bathroom located in the heart of Mickleover close to all local shops. The city centre and Royal Hospital are easily reached also with a frequent public transport service.



The homely decorated interior features both UPVC double glazed windows and doors along with gas centrally heated accommodation comprising, lounge, inner lobby with understairs store, dining room leading into a modern fitted kitchen with appliances. To the first floor are two generous bedrooms and a modern bathroom with shower over bath.

Externally there is street parking and an enclosed garden to the rear.

Positioned in the centre of this sought after location, the property offers convenient access to grocery stores including a large supermarket, petrol station, gym, popular public houses, restaurant and cafes. The city centre and Royal Hospital are within close proximity served by frequent public transport links.

A quality home and location.

ACCOMMODATION

GROUND FLOOR

LOUNGE

11'11" x 11'6" (3.63m x 3.51m)

A generous room with laminate flooring, UPVC double glazed window to the front elevation, electric fire and surround, main front door, radiator.

INNER LOBBY

With useful understairs store cupboard.

DINING ROOM

11'10" x 11'5" (3.61m x 3.48m)

With a continuation of the laminate flooring, rear facing UPVC double glazed window, stairs to first floor, radiator.

KITCHEN

13'1" x 6'8" (3.99m x 2.03m)

Well appointed with a range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, tiled walls, appliances include an electric oven, gas hob and extractor fan, undercounter fridge and washing machine, wall mounted combination boiler provide domestic hot water and gas central heating, tiled floor, UPVC double glaze window and door giving access to the rear garden.

FIRST FLOOR

Passaged with independent access to all first floor rooms.

BEDROOM ONE

11'5" x 11'1" (3.48m x 3.38m)

A generous double bedroom having a front facing UPVC double glazed window, radiator.

BEDROOM TWO

11'11" x 8'9" (3.63m x 2.67m)

A second generous bedroom having a rear facing UPVC double glazed window, built-in wardrobe with bi-folding door, radiator.

BATHROOM

9'1" x 6'8" (2.77m x 2.03m)

Appointed with a modern white three-piece suite comprising a panelled bath with an enlarged showering area and matching curved screen, electric shower over, wash hand basin and low-level WC, attractive period style vinyl flooring, tiled walls, UPVC double glazed window, extractor fan and radiator.

OUTSIDE

Externally there is street parking and an enclosed garden to the rear.

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

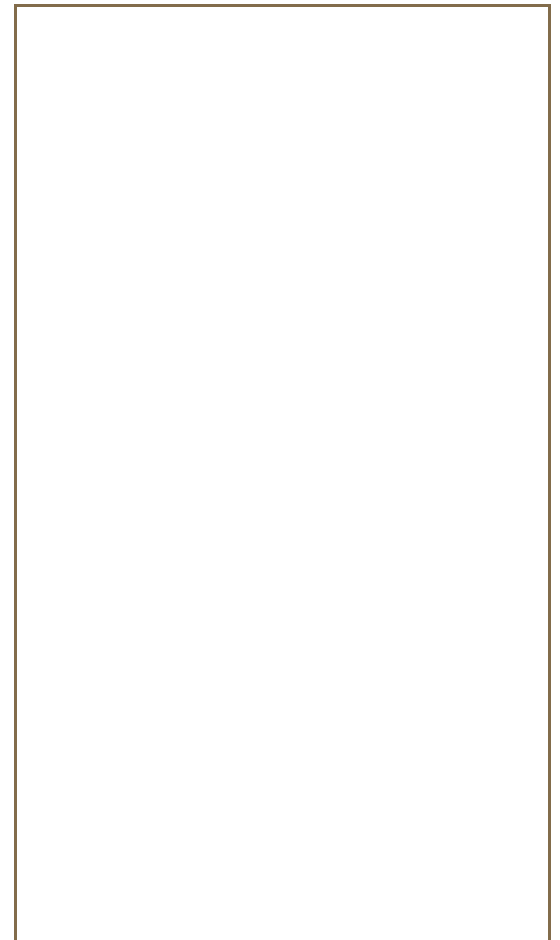
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

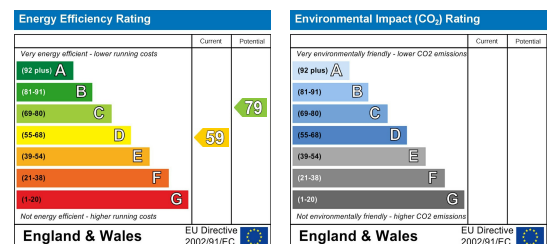
Area Map



Floor Plans



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