



**26 Derby Road, Sandiacre, Nottingham, NG10 5HS**

**£775 Per Month**

- FIRST FLOOR MAISONETTE
- READY TO MOVE INTO
- WITHIN WALKING DISTANCE OF MANY AMENITIES
- TWO DOUBLE BEDROOMS
- GAS CENTRALLY HEATED AND DOUBLE GLAZED
- VIEWING RECOMMENDED

# 26 Derby Road, Nottingham NG10 5HS

Robert Ellis are pleased to market for Rent this 2 Double Bedroom first floor maisonette situated in Sandiacre. Comprising of: Hallway, Living room, Kitchen, 2 double bedrooms, Shower Room.

Offered Unfurnished.

Viewing by Appointment.. Stapleford Office.

Available Now.



Council Tax Band: A



## ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor landing, which in turn leads to the accommodation.

## LOUNGE / DINER

14'7" x 10'9"

Radiator, storage cupboard and double glazed bow window to the front.

## KITCHEN

11'0" x 7'1"

Incorporating a range of modern fitted wall, base and drawer units with roll edge work surfacing and inset 1½ bowl stainless steel sink unit with single drainer. Gas cooker point and plumbing for washing machine. Cupboard housing gas combination boiler (for central heating and hot water.) Double glazed window.

## BEDROOM 1

11'10" x 9'11"

Fitted bedroom furniture including wardrobes, dressing table and drawers. Radiator and double glazed window to the rear.

## BEDROOM 2

11'0" x 7'8"

Built-in cupboard, radiator and double glazed window to the rear.

## SHOWER ROOM

7'3" x 6'6"

Incorporating a modern three piece suite comprising wash hand basin with vanity unit, low flush w.c. and shower cubicle. Partially tiled walls, chrome heated towel rail and extractor fan.

## OUTSIDE

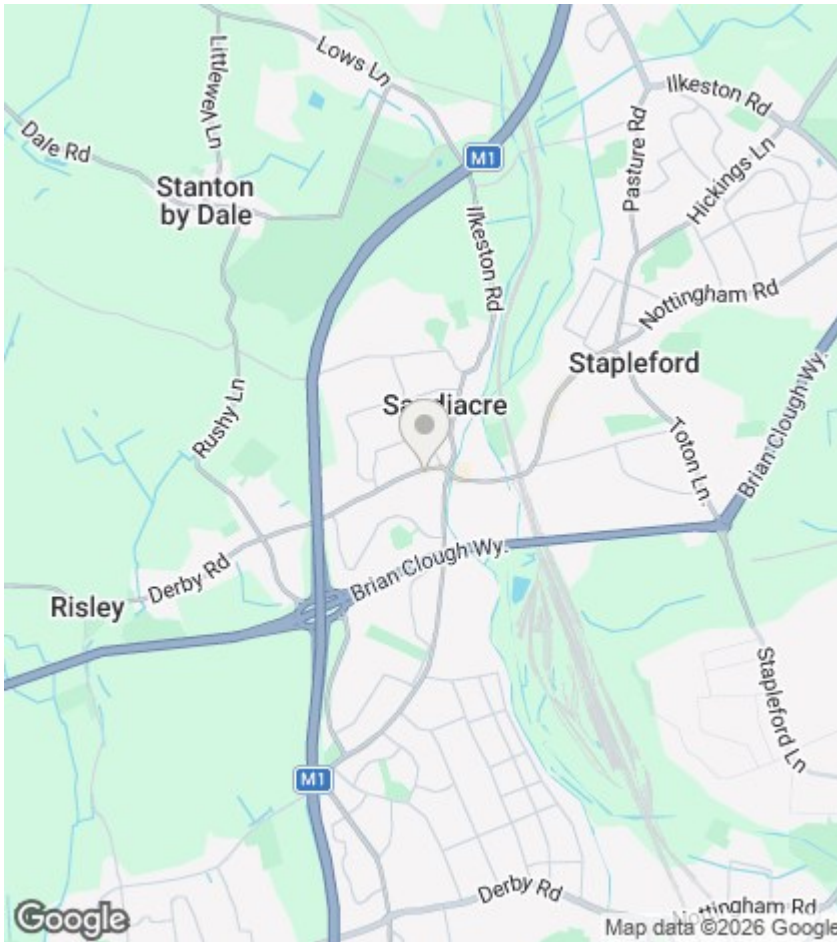
To the front there is an enclosed garden laid to lawn which is shared with the ground floor property. To the rear there is a partially enclosed garden laid to lawn, shared with the ground floor property.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Continue over the bridge into Station Road, Sandiacre. At the traffic light

crossroads continue over into Derby Road, following the road along where the property can be found on the left hand side.

Ref 9256 ps



## Directions

## Viewings

Viewings by arrangement only. Call 0115 9496740 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	78
(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	

