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9 Frampton Gardens

Littleover

Derby

DE23 3WX

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£995 Per Calendar Month

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- Gas fired central heating
  - UPVC double glazing
  - Lounge
  - Modern fitted dining kitchen
  - Two bedrooms
  - Bathroom
  - Enclosed rear garden
  - Off road car standing
  - LITTLEOVER SCHOOL CATCHMENT

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

This well presented and maintained two bedroomed mid town house situated in Frampton Gardens in this ever popular area of Heatherton Village. The property is situated in an excellent position for local amenities and road networks including A50 and the A38. Having the benefit of gas fired central heating and UPVC double glazing. The accommodation briefly comprises; entrance hallway, lounge, fitted dining kitchen, two bedrooms and bathroom with three piece suite. To the front of the property there is a driveway providing off road car standing for two vehicles. To the rear there is an enclosed garden.

## ACCOMMODATION

### ON THE GROUND FLOOR

#### ENTRANCE HALL

With stairs leading to first floor landing, telephone point, radiator and alarm key pad.

#### LIVING AREA

4.01m x 3.02m (13'1" x 9'10")

With UPVC double glazed window, double radiator, tv aerial point, telephone point, understairs storage cupboard.

#### KITCHEN AREA

3.96m x 2.84m (12'11" x 9'3")

With a range of modern cream matching wall and base units, roll edge working surfaces, tiled splashbacks, stainless steel sink drainer unit, plumbing for washing machine, wall mounted combination boiler, ceramic tiled floor, UPVC double glazed window to rear, UPVC door to rear garden.

### TO THE FIRST FLOOR

#### BEDROOM ONE

3.53m x 3.96m (11'6" x 12'11")

With UPVC double glazed window, radiator, TV aerial point, telephone point, storage cupboard above stairwell

#### BEDROOM TWO

3.38m x 2.03m (11'1" x 6'7")

With UPVC double glazed window, radiator, TV aerial point, telephone point





#### **BATHROOM**

With three piece suite comprising; pedestal wash hand basin, low level w.c., panelled bath with shower mixer tap, radiator, extractor fan.

#### **OUTSIDE & GARDENS**

To the front there is a driveway providing off road car standing for up to two vehicles. There is an enclosed garden to the rear with gravelled pathway, patio area, timber shed, security lighting. There is a passageway to access the rear.

#### **SPECIFIC REQUIREMENTS**

The property is to be let unfurnished. No smokers. Available Now

#### **PROPERTY RESERVATION FEE**

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in.

#### **DEPOSIT**

5 Weeks Rent.

#### **ADDITIONAL INFORMATION**

Rent 995

Holding deposit: 229

Security deposit: 1148

Council tax band: B Derby city

Property construction: brick and tile

Parking: driveway

Electricity supply: mains

Gas supply: mains

Water supply: mains seven Trent

Sewage: mains

Heating: gas central

Broadband type: BT open reach, please refer to Ofcom website.

#### **VIEWING**

By prior appointment through Scargill Mann and Co. Derby Office on 01332 206620.

**SALES OFFICE**

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