



## 11 Helston Close

Alvaston, Derby, DE24 0NS

**£1,100 Per Calendar Month**



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### GENERAL INFORMATION

AVAILABLE NOW is a Three Bedroom Semi Detached property, in the popular area of Alvaston within easy reach of Derby City Centre.

The property in brief comprises; a Spacious lounge, fitted kitchen diner with ample wall and base units, Brand new Gas oven with hob. Stainless steel sink with drainer and mixer tap, the kitchen comes complete with space for a washing machine, dishwasher and fridge freezer. Patio door leading to the rear garden.

To the first floor are three bedrooms. Family bathroom is complete with low level WC, pedestal wash basin, paneled bath and shower with electric shower unit.

To the rear of the property is a small patio and well maintained lawned garden.

### ACCOMMODATION

#### ON THE GROUND FLOOR

#### HALLWAY

#### LOUNGE

Spacious lounge with brand new fitted carpet, UPVC Windows and double central heating radiator.

#### KITCHEN

Fitted kitchen comprising matt finish fronted wall and base units with work surfaces over, built-in stainless-steel sink with drainer. Brand new gas cooker with four ring gas hob. UPVC double glazed windows. There is a patio door which open onto the rear garden.

### RECEPTION ROOM

Brand new fitted carpet, UPVC Windows and double central heating radiator.

### TO THE FIRST FLOOR

#### BEDROOM ONE

Large double bedroom, Brand new fitted carpet.

#### BEDROOM TWO

Double bedroom with brand new fitted carpet, UPVC windows to the front elevation.

#### FAMILY BATHROOM

Fitted with a three piece white suite comprising panelled bath, pedestal wash hand basin and low flush W/C.

#### BEDROOM THREE

Single bedroom with brand new fitted carpet, UPVC windows to rear elevation. Built in fitted wardrobe.

### OUTSIDE & GARDENS

Spacious rear garden with Lawn and patio area. Parking to the front of the property on the road.

### SPECIFIC REQUIREMENTS

The property is 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. NO APPLICATION FEES!

### DEPOSIT

5 Weeks Rent.

Tel: 01332 206620

## ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS –

Gas Supply: MAINS

Water supply: MAINS - Severn Trent

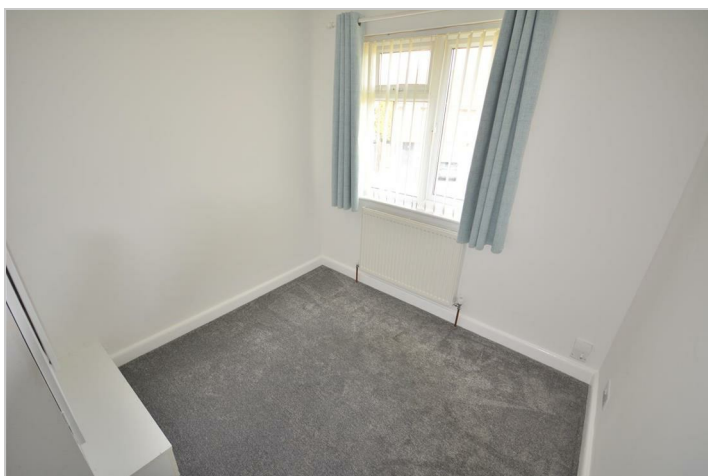
Sewerage: MAINS

Heating: Gas Central

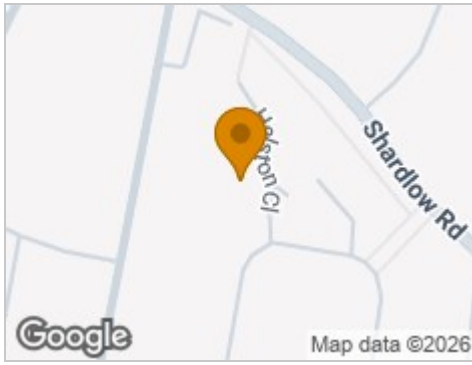
Broadband type: BT Openreach, please check Ofcom website.

## VIEWING

Strictly by appointment through Scargill Mann & Co -  
01332 206620



## Road Map



## Hybrid Map



## Terrain Map



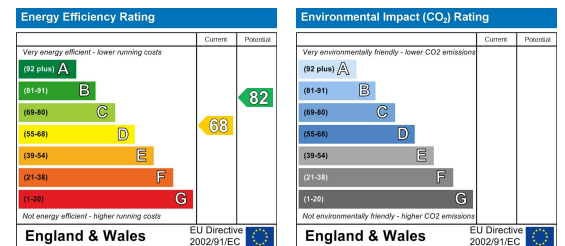
## Floor Plan



## Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.