

## 2 Bed House - Terraced

£875 PCM

📍 Warren Street, Alvaston, Derby, DE24 8RU



AVAILABLE IMMEDIATELY - UNFURNISHED - £201.92 HOLDING FEE - FULL DEPOSIT OF £1009.96 REQUIRED AT START OF TENANCY - SEMI DETACHED HOME - TWO BEDROOMS - UPVC DOUBLE GLAZING - GAS CENTRAL HEATING - COUNCIL TAX BAND A - ENERGY RATING D.



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## Entrance Hall

Having UPVC opaque double glazed entrance door with staircase to first floor.

## Sitting Room 11'5" x 11'5" (3.5 x 3.48)

Having radiator and UPVC double glazed window.

## Dining Room 12'5" x 11'6" (3.81 x 3.53)

Having ceramic tiled floor and UPVC double glazed door to rear.

## Kitchen 11'3" x 6'6" (3.44 x 1.99)

Having a range of wall and base cupboards with free standing cooker, space and plumbing for automatic washing machine and wall mounted combination gas boiler.

## First Floor Landing

## Bedroom One 11'7" x 11'4" (3.54 x 3.47)

With radiator and UPVC double glazed window.

## Bedroom Two 12'7" x 8'3" (3.85 x 2.52)

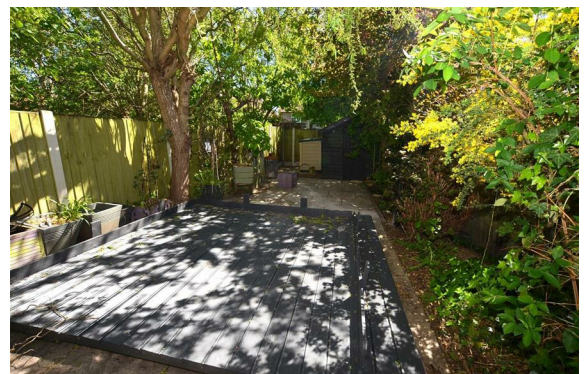
Having a recessed wardrobe, radiator and UPVC double glazed window.

## Bathroom

Having a white three piece suite with electric shower over bath, radiator and UPVC double glazed window.

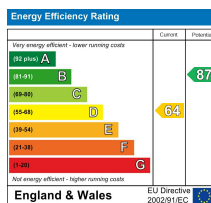
## Outside

Mature fore garden, whilst at the rear there is decking, a patio area and mature shrubs and trees.



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