



Avon Street

ALVASTON, DERBY, DE24 8TL

- Semi-detached house
- Two reception rooms
- Two double bedrooms
- Modern kitchen and bathroom

£850 PCM

EPC Rating **59**





Property Description

Two bedroom semi-detached house situated in the Alvaston area on the outskirts of Derby city centre. Excellent access to the A50/A52/M1 and Derby Train/Bus Stations.

The area benefits from a whole host of amenities including Wyvern Retail Park, Pride Park Stadium, Derby Arena and Intu Centre which has many shops, cafes, restaurants and leisure facilities.

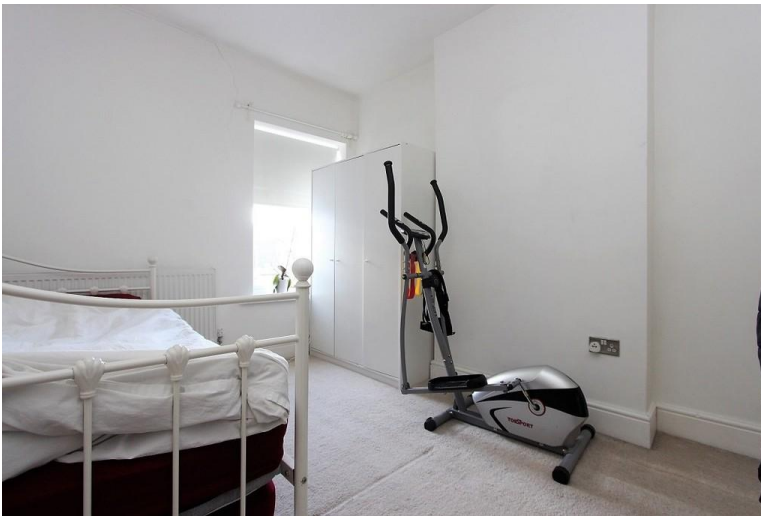
All major employers in Derby are located close by, making this an ideal location for professionals.

The property comprises an entrance hall, two reception rooms and open plan kitchen with modern units and cooker.

Upstairs there are two double bedrooms, one has a built in cupboard. Three piece white bathroom suite featuring a shower over the bath and a heated towel rail.

Outside there is a rear garden with lawn, patio and





storage.

UPVC double glazing and gas central heating (combi).

Council tax band A (Derby City Council).

Deposit: £980

Offered on an unfurnished basis.

* Local agent - lettings specialist *

To see details of our Permitted Payments for tenants, please visit the Permitted Payments page on our website: These can also be viewed on the 'Tenancy Info' link on the Rightmove property listing.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of great importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not form a contract or part of a contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

01332 729584

2 Chartley Road, Stenson
Fields, Derby, DE24 3BT

www.assured-lettings.co.uk
office@assured-lettings.co.uk

