Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



52 Ponsonby Terrace, Derby, DE1 1DT

£900 Per Calendar

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A superb extended two bedroom semi detached property with parking, occupying an elevated position in this pleasant cul-de-sac position. The property is located in the highly sought after Friar Gate area of Derby and has the benefit of gas central heating and in brief comprises entrance hall, open plan lounge, dining room and kitchen, first floor landing, two bedrooms and a family bathroom. There are gardens to the front and rear and off street car parking.



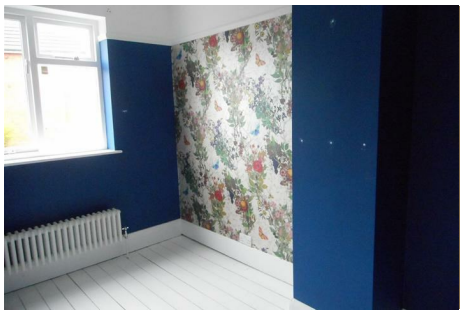




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£900 Per Calendar Month







ACCOMMODATION

A well presented two bedroom traditional semi detached property in a pleasant cul-de-sac location and the popular Friar Gate area of Derby and the city centre.

The accommodation has been well presented and in brief comprises, entrance hallway, lounge with bay window, open dining kitchen, first floor landing, two bedrooms and bathroom.

The property has the benefit of gas central heating and UPVC double glazing.

Outside, the property has gardens to the front with a single width driveway providing off-road car parking for one vehicle and a delightful enclosed garden to the rear.

Ponsonby Terrace is in a residents only parking area with council permits available.

Ponsonby Terrace is a real plus with it being just located off the sought after Friar Gate close to stylish bars and restaurants in the Cathedral Quarter and excellent shopping facilities in the intu shopping centre including its state of the art cinema.

The Royal Derby Hospital, Derby University and Markeaton Park are also close by along with the A38, A50 and A52 trunk roads which in turn give access to the main motorway network. A regular bus service is available along Ashbourne Road is also available

GROUND FLOOR

Entrance Hall

Traditional door with stained glass insert and stained glass panel above, staircase to the first floor and door to lounge.

Living Room

13'6 x 10'9 (4.11m x 3.28m)

Feature fireplace with slate hearth and mirror above, TV cable point, old school style radiator, stained wood floor boarding and bay window to the front elevation with stained glass inserts above. Open access to:

Dining Room

11'5 x 13'9 (3.48m x 4.19m)

Feature fireplace with raised hearth, multi fuel stove and mirror above, old school style radiator, stained wood floor boarding and double glazed window to the side elevation with blind. Open access to:

Kitchen

9'3 x 12'4 (2.82m x 3.76m)

Range of modern wall and base units with laminate work surfaces, new electric oven, stainless steel sink and drainer unit, space for automatic washing machine and integrated dishwasher, gas four ring hob, extractor canopy over, tiled flooring, wall mounted central heating boiler, UPVC double glazed window to the rear elevation and french doors opening to the garden. There are also 2 velux windows providing plenty of natural light.

FIRST FLOOR

Stairs and Landing
Painted wooden stairs lead to a landing with carpeted flooring and a stained glass window. There is access to both bedrooms and a family bathroom

Bedroom One
13'10 x 12'11 (4.22m x 3.94m)
Carpeted flooring with old school style radiator, and window to the front elevation with stained glass inserts.

Bedroom Two
10'6 x 7'11 (3.20m x 2.41m)
Wooden flooring with old school style radiator, and window to the rear elevation.

Bathroom
Three piece suite comprising, bath with wall mounted shower unit, hand basin with vanity unit beneath, low level w.c., mosaic effect ceramic tiling to the walls, heated towel rail/radiator, and obscure double glazed window to the side elevation.

OUTSIDE
The property stands in an elevated position and has a foregarden with steps and off-street parking space.

Gated access leads to the enclosed rear garden with decked patio area, lawn, planting borders and is enclosed by a fence panelled boundary.

PLEASE NOTE
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant









While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

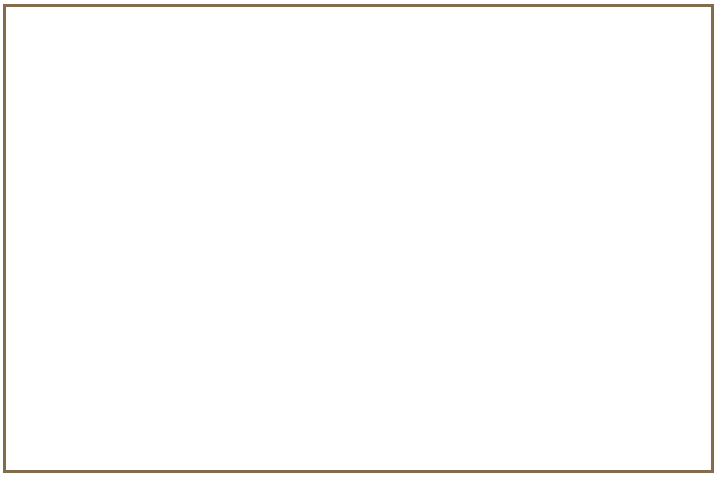
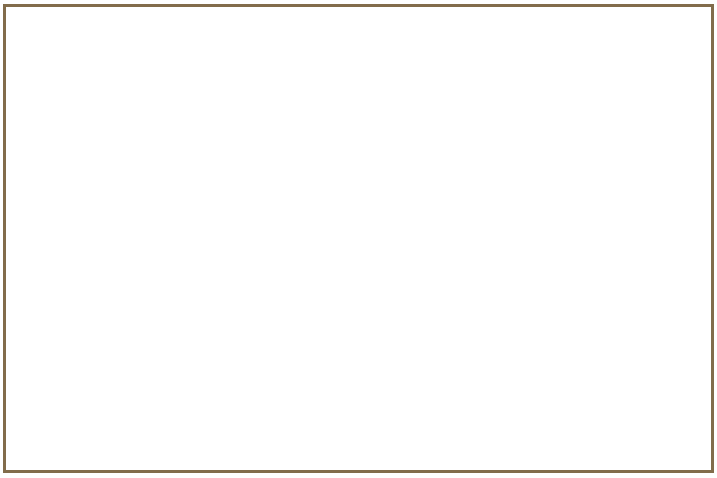
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer or contract.
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

VIEWINGS

Strictly via Boxall Brown and Jones 01332 384438





Road Map



Hybrid Map



Terrain Map

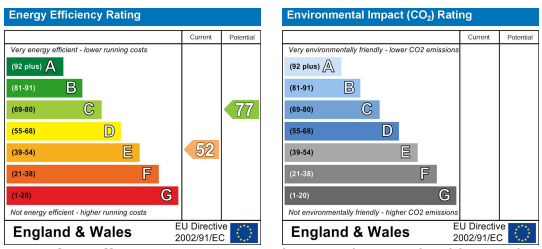


Floor Plan

Viewing

Please contact our Derby Office on 01332 383838 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 firms employment has the authority to make or give any representation or warranty in respect of the property.
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