



11a Wintergreen Drive, Littleover, Derby, DE23 3TY

£895 Per Calendar



A smartly presented two bedroom townhouse located on the popular Heatherton Village development in Littleover, close to the city centre, Royal Hospital, reputable Griffie Field primary and Littleover Community secondary school.



The property is gas centrally heated and is due to have fitted brand new UPVC double glazed windows, the neutrally decorated accommodation comprises, entrance hallway, lounge, kitchen, two first floor bedrooms and bathroom.

Externally there is a front driveway providing off street parking, enclosed rear garden with patio, lawn, shed and gated front pathway.

Immediate occupancy available subject to referencing etc.

ACCOMMODATION

GROUND FLOOR

LOUNGE

17'5" x 9'8" (5.31m x 2.95m)

A spacious living room having laminate flooring throughout, fireplace and electric fire, media connections, central heating radiator and useful under stairs store cupboard.

KITCHEN

13'4" x 6'6" (4.06m x 1.98m)

A modern fitted kitchen having a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled walls, stainless steel sink and drainer, electric oven, gas hob with an extractor fan over, space for a washing machine, fridge freezer and additional under counter appliance, wall mounted concealed combination boiler, radiator. Door and window to rear.

FIRST FLOOR

LANDING

BEDROOM ONE

13'4" x 9'9" (4.06m x 2.97m)

A generous double bedroom with built-in cupboard, central heating radiator.

BEDROOM TWO

14'4" x 6'8" (4.37m x 2.03m)

A second generous bedroom having laminate floor covering, wardrobe and desk, radiator.

BATHROOM

6'4" x 5'8" (1.93m x 1.73m)

Appointed with a white three-piece suite comprising a panelled bath with an electric shower over and bifold screen, wash hand basin, low-level WC, tiled walls, vinyl floor covering, extractor fan and radiator.

OUTSIDE

Externally there is a front driveway providing off street parking, enclosed rear garden with patio, lawn, shed and gated front pathway.

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.

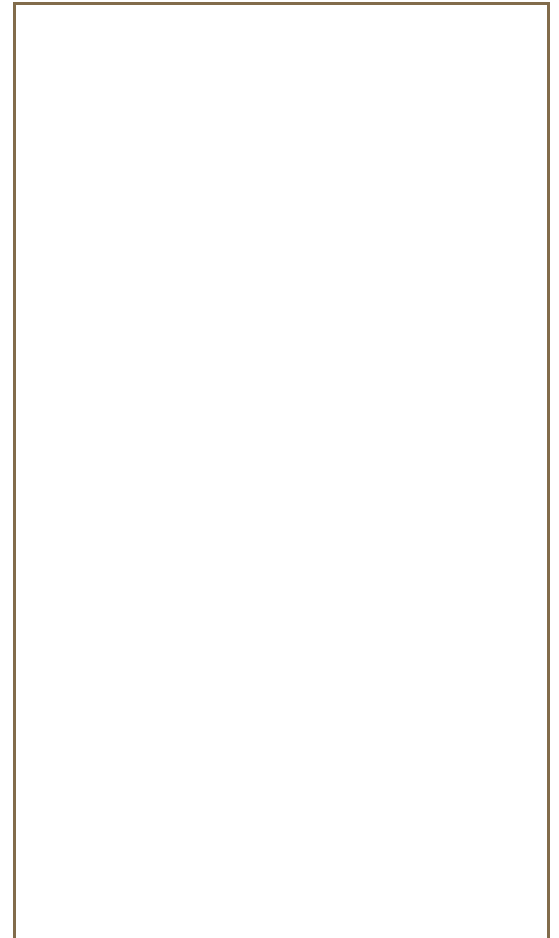
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(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.

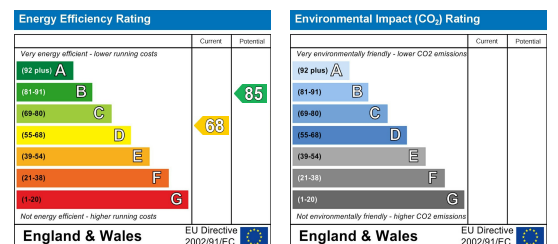
Area Map



Floor Plans



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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk