



45 Badgerdale Way, Littleover, Derby, DE23 3ZA

£1,250 Per Calendar



A quality four bedroom townhouse offering brilliantly proportioned accommodation arranged over three floors incorporating gas central heating and UPVC double glazing. Single garage and 2 parking spaces. The property also benefits from being within the Littleover school catchment area.



DIRECTIONS

From Derby City Centre head out on the Burton Road to Littleover. Turn left at the roundabout onto Callow Hill Way and follow the road around until you come to a left hand turn onto Woodcote Way and Badgerdale Way is just up there on the left. The property is in a little cul de sac to the left of Badgerdale.

HALL AND STAIRS

With radiators, laminate flooring and carpets to stairs. Understairs storage

DOWNSTAIRS TOILET

With radiator and upvc window. Low level toilet with wash hand basin.

BEDROOM/STUDY/PLAYROOM

10'11" x 9'1" (3.33m x 2.77m)

With radiator and french doors to rear garden. Carpet to floor

UTILITY ROOM

7'8" x 6'5" (2.34m x 1.96m)

With rear door, radiator and plumbing for washing machine. Fitted cupboards and sink.

STAIRS TO FIRST FLOOR

BREAKFAST KITCHEN

16'1" x 36'1" (4.90m x 11.00m)

Radiators, upvc windows plus juliette balcony. Fully fitted kitchen with oven, hob and extractor.

LOUNGE/STUDY

16'1" x 17'1" (4.90m x 5.21m)

Radiator, carpet, upvc juliette balcony plus window.

STAIRS TO SECOND FLOOR

MASTER BEDROOM

11'4" x 11'5" (3.45m x 3.48m)

With upvc windows, radiator and carpets. Fitted wardrobes

ENSUITE

With upvc windows, radiator and cushion flooring. White suite with toilet, basin and shower cubicle.

BATHROOM

6'5" x 6'10" (1.96m x 2.08m)

With cushion flooring and radiator. White suite with toilet, basin, bath with shower over the bath.

SECOND BEDROOM

12'2" x 8'6" (3.71m x 2.59m)

With upvc windows, radiator and carpets. Fitted wardrobes

THIRD BEDROOM

7'10" x 7'4" (2.39m x 2.24m)

With upvc windows, radiator and carpets.

EXTERNALLY TO REAR

Patio area with lawn.

EXTERNALLY TO FRONT

The property has one parking space with a pathway and small shrubbed garden to the front. There is also a single garage.

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

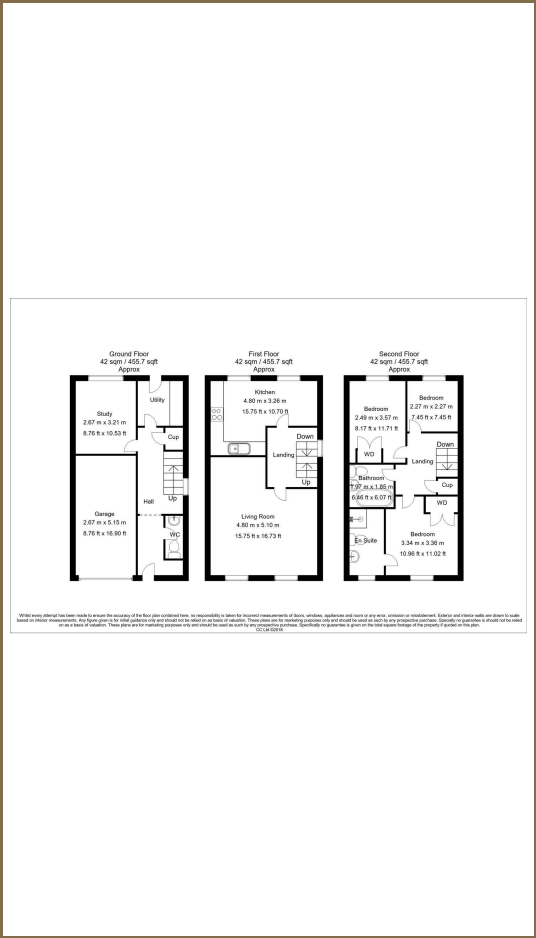
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

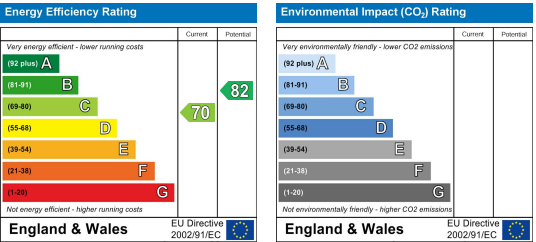
Area Map



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 firms 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 off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

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