



AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



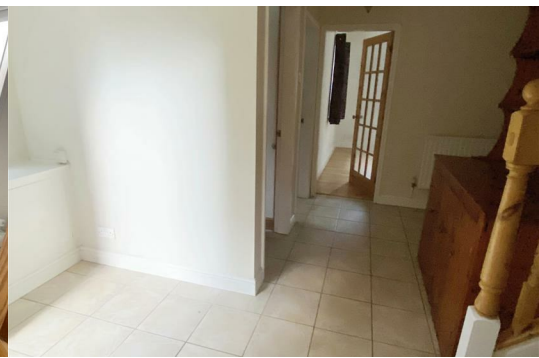
108 Derby Road

Melbourne, Derby, DE73 8FL

£1,500 PCM



A deceptively spacious 3 double bedroom unfurnished detached house with gas central heating, upvc dbl glazing & parking. The Acc. comprises: entrance hall, lounge, dining room, dining kitchen, downstairs wc & bathroom, 3 double bedrooms & recently replaced shower room. To the rear is a large garden.



The Accommodation comprises:

Composite part glazed front entrance door to -

Entrance Hall

with upvc double glazed window to side, single central heating radiator, telephone point, beige tiled flooring, smoke alarm, welsch dresser and understairs storage cupboard.

Lounge

15'3" x 11'8" (4.65m x 3.56m)

with 2 upvc double glazed windows to rear with black metal curtain poles over, double central heating radiator, Oak wooden flooring and television aerial.

Dining room

15'3" x 9'2" max (4.65m x 2.79m max)

with 2 upvc double glazed windows to front and side with black metal curtain poles over, feature gas fire (not connected) with pine surround and black granite hearth, Oak wooden flooring, double central heating radiator and television aerial.

Dining Kitchen

12'1" x 10'3" (3.68m x 3.12m)

with range of Oak base and wall units, rolled edge worktops with beige tiled splashbacks, inset composite sink and drainer unit, upvc double glazed window to side and wooden double glazed window to front. Integrated appliances include: double oven, gas hob and extractor hood over, dishwasher and fridge/freezer. Glow-worm gas fired combination boiler, freestanding washing machine, single central heating radiator and beige ceramic tiled flooring.

Downstairs Bathroom

with 2 piece white suite consisting of a pedestal washbasin and panelled bath with tiled surround. Upvc double glazed obscured window to side, mirrored bathroom cabinet, single central heating radiator and beige tiled flooring.

Downstairs w.c.

with white low level w.c, upvc double obscure glazed window to side, single central heating radiator and beige tiled flooring.

Stairs & Landing

with single central heating radiator, fitted carpet, upvc double obscure glazed window to side, telephone point and smoke alarm.

Bedroom 1

15'2" x 11'7" (4.62m x 3.53m)

with upvc double glazed window to front with black metal curtain pole and upvc double glazed window to side with roman blind over. Double central heating radiator, fitted carpet and telephone point.

Bedroom 2

15'2" x 11'8" (4.62m x 3.56m)

with 2 upvc double glazed windows to side and rear with metal black curtain poles over, double central heating radiator, fitted carpet, small freestanding wardrobe and television aerial.

Bedroom 3

12'2" x 9'2" min (3.71m x 2.79m min)

with wooden double glazed velux window to side with velux blind, single central heating radiator, fitted carpet and television aerial.

Shower Room

with recently replaced 3 piece white suite consisting of a pedestal washbasin, low level w.c, shower cubicle with tiled surround and shower over. Upvc double glazed obscured window to side, single central heating radiator and grey vinolay flooring.

Outside

To the front of the property there is drive way parking for 1 car.

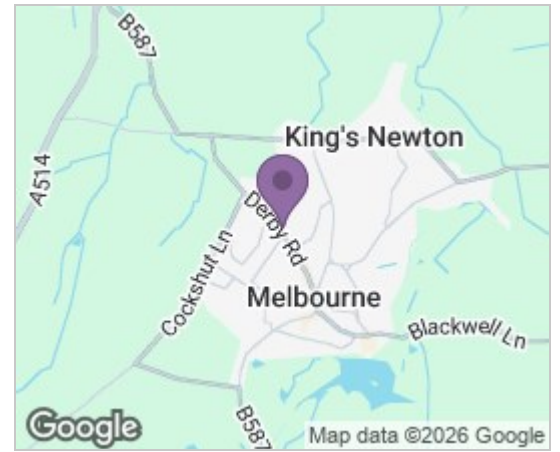
To the rear is a large fully enclosed garden, mainly laid to lawn and summer house and large wooden shed included.

Additional information

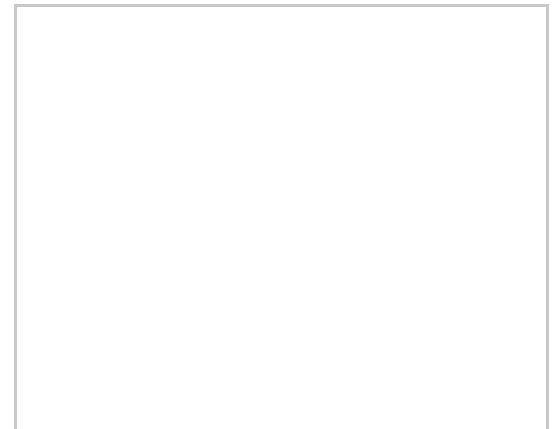
HOLDING DEPOSIT £345.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

Disclaimer: Austin Property Management Services Ltd assumes no responsibility or liability for any errors or omissions in the content of this advert. In some cases photos taken prior to the current tenants occupation may be used, the condition will be expected to be similar to the photos used. Whilst every care has been taken to ensure that the information provided is accurate and as up to date as possible, there is however no guarantees of completeness, accuracy, usefulness or timeliness.

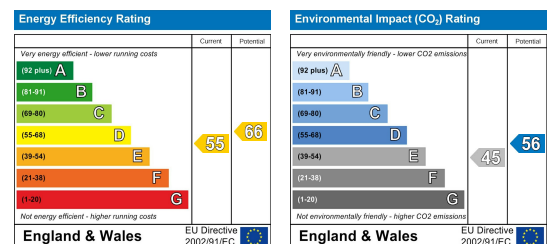
Area Map



Floor Plans



Energy Efficiency Graph



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