



AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



165 High Street

Woodville, Swadlincote, DE11 7DT

£1,200 Per Month



A spacious 4 double bed roomed, unfurnished 3 storey detached house with gas central heating, upvc double glazing, parking & garage. The Acc. comprises: entrance hall, lounge, dining kitchen, utility, downstairs wc, 4 double bedrooms, ensuite shower room & bathroom. There is an enclosed rear garden.



The Accommodation comprises:

Wooden/Upvc/Composite part glazed front entrance door to -

Entrance hall

with double central heating radiator, telephone point, smoke alarm and laminate effect vinolay flooring.

Lounge

17'11" max x 10'8" (5.46m max x 3.25m)

with upvc double glazed bay window to front & 2 upvc double glazed windows to side and french doors to garden all with curtain poles and curtain over and roman blinds to bay, 2 x double central heating radiator, television aerial and beige fitted carpet.

Dining kitchen

17'1" max x 9'6" (5.21m max x 2.90m)

with range of Maple base and wall units, grey rolled edge worktops with tiled splashback and inset 1 1/2 bowl stainless steel sink and drainer unit. Integrated appliances include: double electric oven with gas hob and extractor hood over and dishwasher. 3 upvc double glazed windows, bay to front and two to side, 2 double central heating radiators and laminate effect vinolay flooring.

Utility

6'9" x 4'0" (2.06m x 1.22m)

with Maple wall unit, grey rolled edge worktops with tiled splashback, upvc double obscure glazed window to front, Glow-worm gas fired combination boiler, single central heating radiator and laminate effect vinolay flooring.

Downstairs wc

with 2 piece white suite consisting of a wall mounted washbasin, low level w.c, bathroom cabinet, single central heating radiator and laminate effect vinolay flooring.

Stairs & landing

(to first floor) with single central heating radiator, beige fitted and smoke alarm.

Bedroom 1

14'3" (to wardrobes) x 9'5" (4.34m (to wardrobes) x 2.87m)

with 3 upvc double glazed windows to front and side with curtain poles over, 2 single central heating radiators, 3 double fitted wardrobes, telephone point, television aerial and beige fitted carpet.

Ensuite

with 3 piece white suite consisting of a pedestal washbasin, low level w.c, shower cubicle with tiled surround and mixer shower. Upvc double obscure glazed window to front, single central heating radiator, toilet roll holder, shaver point and beige fitted carpet.

Bedroom 2

16'3" x 10'8" max (4.95m x 3.25m max)

with 3 upvc double glazed windows to side and front with curtain poles over, 2 single central heating radiators, telephone point, television aerial and beige fitted carpet.

Stairs & landing

(to second floor) with single central heating radiator, velux window to rear, beige fitted carpet, loft access and smoke alarm.

Bedroom 3

16'3" x 10'8" (4.95m x 3.25m)

with 2 upvc double glazed window to front and side with blinds over, a single and a double central heating radiator, fitted cupboard, telephone point, television aerial and beige fitted carpet.

Bedroom 4

10'4" x 9'5" min, l-shaped (3.15m x 2.87m min, l-shaped)

with 2 upvc double glazed windows to front and side, single central heating radiator and beige fitted carpet.

Bathroom

with 3 piece white suite consisting of a pedestal washbasin, low level w.c, panelled bath with tiled surround and mixer shower over. Velux double glazed widow to rear, bathroom cabinet, double central heating radiator and grey tile effect vinolay flooring.

Outside

There is driveway parking for 2 cars leading to garage with up and over door.

A fully enclosed garden, mainly laid with lawn with courtesy door to garage.

Additional information

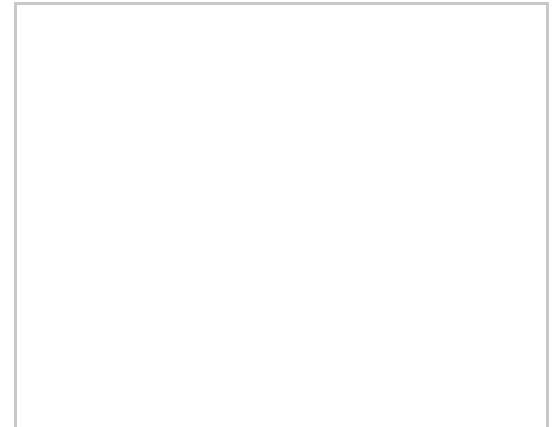
HOLDING DEPOSIT £275.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

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.

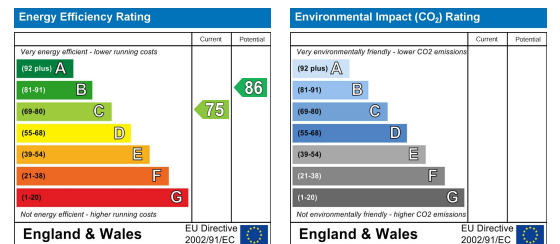
Area Map



Floor Plans



Energy Efficiency Graph



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.