



AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



32 Empress Road

, Derby, DE23 6TD

£700



A deceptively spacious character 1 bedroomed unfurnished semi-detached house with gas central heating, upvc double glazing & off road parking. The Acc. comprises: conservatory, breakfast kitchen, lounge with electric fire, stairs & landing, bedroom with walk in wardrobe & bathroom with shower.



The Accommodation comprises:

Upvc part glazed side entrance door to -

Conservatory

12'6" x 11'1" (3.81m x 3.38m)
with upvc double glazed windows to front, side and rear, single central heating radiator and beige tiled flooring.

Breakfast kitchen

11'8" x 9'4" (3.56m x 2.84m)
with range of white base and wall units, grey square edge worktops with tiled splashback and inset stainless steel sink and drainer unit. Integrated single electric oven with gas hob and extractor hood over. Upvc double glazed window to side, double central heating radiator and grey laminate flooring.

Lounge

16'2" x 11'8" (4.93m x 3.56m)
with upvc double glazed window to side with curtain pole, single central heating radiator, electric fire with surround, telephone point, television aerial and new greige fitted carpet.

Stairs & landing

with smoke alarm, new greige fitted carpet and cupboard off housing gas fired combination boiler and shelving.

Bedroom

15'9" x 11'8" (4.80m x 3.56m)
with upvc double glazed window to side with curtain pole, single central heating radiator, fitted walk in wardrobe and new greige fitted carpet.

Bathroom

with 3 piece white suite consisting of a pedestal washbasin, low level w.c, P-shaped panelled bath with tiled surround and Mira electric shower over. Upvc double glazed obscured window to side, bathroom cabinet, chrome towel central heating radiator and grey laminate flooring.

Outside

Double wooden gates from the pavement lead to private parking for 2 cars.

NOTE: The 2 sheds are not included, the Landlord will require occasional access to these.

Additional information

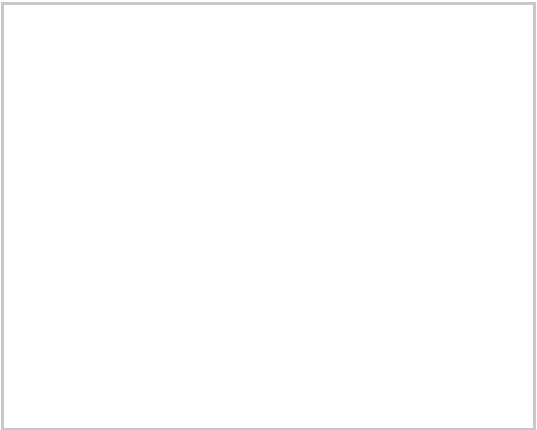
HOLDING DEPOSIT £160.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

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.

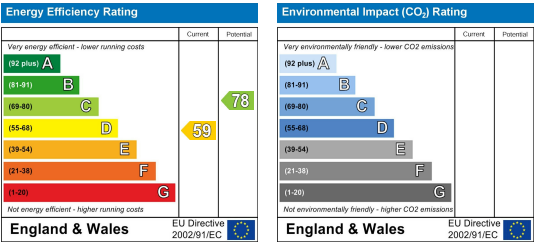
Area Map



Floor Plans



Energy Efficiency Graph



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