

# AUSTIN PROPERTY

## MANAGEMENT SERVICES LTD



## 42 Audens Way

Midway, Swadlincote, DE11 0HQ

£900



The Accommodation comprises:

Composite part glazed front entrance door to -

**Entrance hall**

with curtain track, single central heating radiator, loft access, smoke alarm, CO alarm and beige fitted carpet. Cupboard off housing gas fired combination boiler.

**Lounge**

15'8" x 10'0" (4.78m x 3.05m)

with upvc double glazed bay window to front with curtain pole, curtains over, double central heating radiator, television aerial and beige fitted carpet.

**Kitchen**

9'6" max x 8'7" (2.90m max x 2.62m)

with range of cream base and wall units, rolled edge worktops with tiled splashback and inset stainless steel sink and drainer unit. Integrated appliances Single electric oven with gas hob and extractor hood over. Upvc double glazed window to front with roller blind over, single central heating radiator and laminate effect vinolay flooring.

**Bedroom 1**

11'9" x 9'9" (3.58m x 2.97m)

with upvc double glazed window to rear with curtain pole and curtains over, double central heating radiator, television aerial and beige fitted carpet. Upvc double glazed door to rear garden.

**Bedroom 2**

8'8" x 6'5" (2.64m x 1.96m)

with upvc double glazed window to rear with curtain pole, single central heating radiator, fitted wardrobes and beige fitted carpet.

**Bathroom**

with 3 piece beige suite consisting of a pedestal washbasin, low level w.c, panelled bath with tiled surround and mixer shower over, upvc double glazed obscured window to side with roller blind over and bathroom cabinet. Chrome towel central heating radiator and tile effect vinolay flooring.

**Outside**

To the front there is an allocated parking space and driveway parking leading to a garage.

To the rear there is a lovely walled paved patio. Steps leading to a raised area with flower beds and small seating area.

**Additional information**

HOLDING DEPOSIT £205.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

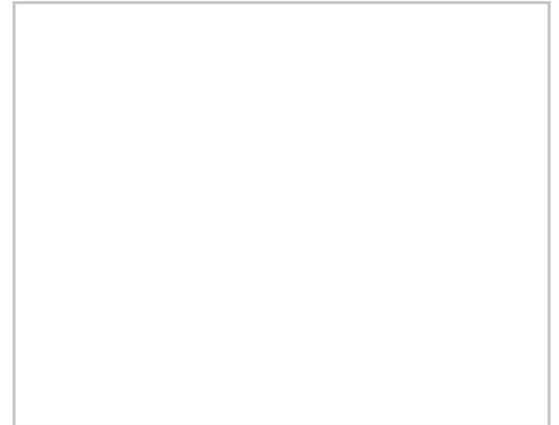
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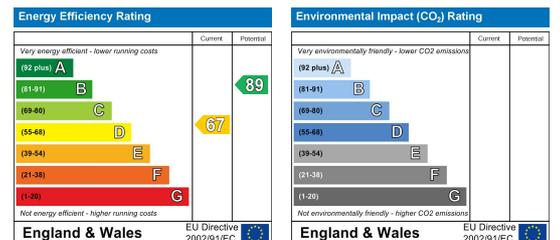
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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