



AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



25 Melbourne Lane

Breedon-On-The-Hill, Derby, DE73 8AT

£1,200 Per Month



A superb, character 2 bedroomed unfurnished semi detached house with double glazing, central heating and detached stone car port. The Acc. comprises: entrance hall, dining area, lounge, kitchen, conservatory, 2 bedrooms & bathroom. To the rear is a large enclosed garden.



The Accommodation comprises:

Part glazed front entrance door to -

Entrance hall

8'2" x 4'3" (2.49m x 1.30m)

with single central heating radiator and tiled flooring.

Lounge

12'1" x 10'4" (3.68m x 3.15m)

with wooden double glazed window to front with roller blind over, single central heating radiator, brick fireplace with tiled hearth (feature only) and beige fitted carpet.

Dining area

8'8" x 7'5" (2.64m x 2.26m)

with smoke alarm and tiled flooring.

Kitchen

8'0" x 7'5" (2.44m x 2.26m)

with range of wood effect base and wall units, beige rolled edge worktops with tiled splashback and inset stainless steel sink and drainer unit. Integrated single electric oven with electric hob and extractor hood over. Upvc double glazed window to rear with roman blind over and tiled flooring.

Conservatory

14'1" x 9'2" (4.29m x 2.79m)

with upvc double glazed windows to side and rear with integrated blinds, upright central heating radiator and laminate effect tiled flooring.

Stairs & landing

with smoke alarm, loft access, CO alarm and beige fitted carpet.

Bedroom 1

12'4" max x 10'0" max (3.76m max x 3.05m max)

with wooden double glazed window to front with curtain pole over. Single central heating radiator, fitted wardrobes and beige fitted carpet.

Bedroom 2

9'9" x 7'5" (2.97m x 2.26m)

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

Bathroom

with 3 piece white suite consisting of a vanity washbasin and low level w.c, panelled bath with tiled surround and mixer shower over. Upvc double glazed obscured window to rear, towel central heating radiator, cupboard housing combination boiler and beige tiled flooring.

Outside

To the front of the property there is a stone car port for parking with storage to the side. To the rear is a generous enclosed garden with patio, paved patio and two wooden sheds.

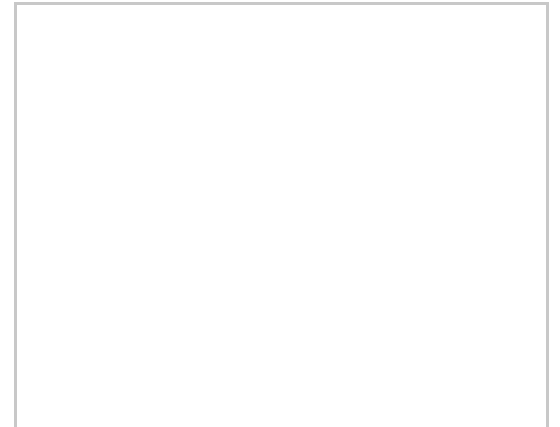
Additional information

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.

Area Map

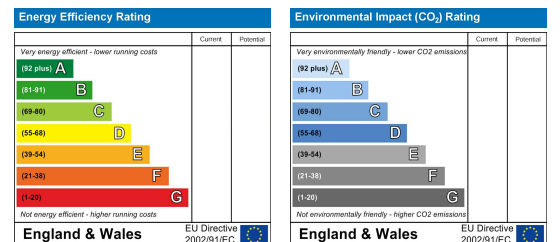


Floor Plans



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Energy Efficiency Graph



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