AUSTIN PROPERTY
MANAGEMENT SERVICES LTD



24 Robinson Road

Newhall, Swadlincote, DE11 0QT

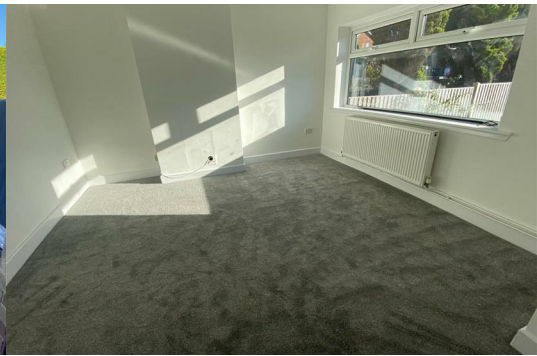
£1,100 PCM

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A spacious 3 bedroomed unfurnished semi-detached house with gas central heating, upvc double glazing & driveway parking. The Acc. comprises: entrance hall, lounge, dining kitchen, 3 bedrooms (2 doubles & 1 single) & bathroom with shower. To the rear is a generous garden.







The Accommodation comprises:

Upvc part glazed front entrance door to -

Entrance Hall
with single central heating radiator, smoke alarm, coat hooks and door matting carpet.

Lounge
13'9" min x 12'10" (4.19m min x 3.91m)
with upvc double glazed window to front, double central heating radiator and grey fitted carpet. Under stairs storage cupboard off.

Dining kitchen
18'2" x 7'0" (5.54m x 2.13m)
with range of white base and wall units, grey rolled edge worktops with matching splashback and inset 1 ½ bowl stainless steel sink and drainer unit. Integrated single electric oven with gas hob and extractor hood over. Upvc double glazed window to rear, Worcester gas fired combination boiler, single central heating radiator and grey laminate effect vinolay flooring.

Stairs and Landing
Grey fitted carpet, upvc double glazed window to side, loft access and smoke alarm.

Bedroom 1
11'9" x 9'11" max (3.58m x 3.02m max)
with upvc double glazed window to front, single central heating radiator and grey fitted carpet.

Bedroom 2
10'7" x 8'2" (3.23m x 2.49m)
with upvc double glazed window to rear, single central heating radiator and grey fitted carpet.

Bedroom 3
7'11" max x 6'9" max, l-shaped (2.41m max x 2.06m max, l-shaped)
with upvc double glazed window to front, single central heating radiator and grey fitted carpet.

Bathroom
7'2" x 5'1" (2.18m x 1.55m)
with 3 piece white suite consisting of a pedestal washbasin, low level w.c, panelled bath with tiled surround and electric shower over. Upvc double glazed obscured window to rear, Chrome towel central heating radiator and grey tile effect vinolay flooring.

Outside
To the front is driveway parking and a small lawned area.
Side access to the rear enclosed garden with patio, lawn and brick shed.

Additional information
HOLDING DEPOSIT £250.00 - 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.

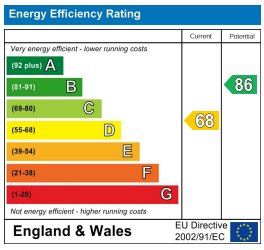
Area Map

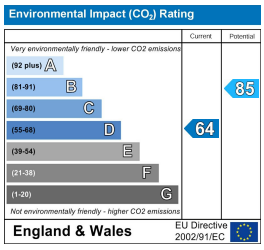


Floor Plans



Energy Efficiency Graph





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PO Box 8533, Melbourne, Derby, DE1 9LG
Tel: 01332 862173 Email: info@austinproperty.co.uk www.austinproperty.co.uk