AUSTIN PROPERTY
MANAGEMENT SERVICES LTD



42 Station Road

Melbourne, Derby, DE73 8EB

£850 PCM

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A well presented 2 bedroomed unfurnished mid terraced house with gas central heating. The Acc. comprises: lounge, dining room, kitchen with oven, 2 bedrooms (1 double & 1 single) & shower room. To the rear is an enclosed, low maintenance garden.







The Accommodation comprises:

Wooden part glazed front entrance door to -

Lounge
12'1" max, 11'0" min, x 11'5" (3.68m max, 3.35m min, x 3.48m)
with wooden single glazed window to front, double central heating radiator, laminate flooring, venetian blind and chrome gas fire with tiled hearth and wooden surround. Double doors leading to:

Dining Room
10'3" x 9'3" (3.12m x 2.82m)
with double central heating radiator, laminate flooring and cupboard housing gas central heating boiler.

Kitchen
with range of Oak base and wall units, grey flecked rolled edge worktops with tiled splashback, inset stainless steel sink and drainer unit and wooden single glazed window to rear. Integrated electric single oven with gas hob and stainless steel extractor hood over. Double central heating radiator, light grey tiled flooring and wooden single glazed door leading to rear garden.

Stairs & Landing
with new grey fitted carpet and smoke alarm.

Bedroom 1
11'3" x 11'2" min (3.43m x 3.40m min)
with wooden single glazed window to front, double central heating radiator, new grey fitted carpet, and double cupboard.

Bedroom 2
10'3" x 4'6" (3.12m x 1.37m)
with wooden single glazed window to rear, single central heating radiator and new grey fitted carpet.

Shower Room
with 3 piece white suite consisting of a pedestal washbasin, low level w.c, shower cubicle with tiled surround and electric shower over. Wooden single glazed obscured window to rear, single central heating radiator and grey tiled flooring.

Outside
A low maintenance, fully enclosed rear garden.

Additional information
HOLDING DEPOSIT £195.00 - 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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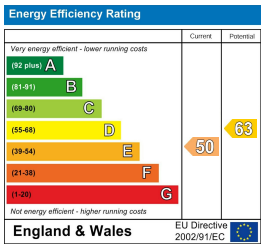
Area Map

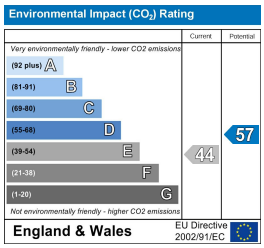


Floor Plans



Energy Efficiency Graph





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