



# AUSTIN PROPERTY MANAGEMENT SERVICES LTD



## 126 Main Street

Repton, Derby, DE65 6FB

£1,100



A modernised 3 bedroomed unfurnished semi-detached house with upvc double glazing & gas central heating. The Acc. comprises: entrance hall, lounge with open fire, dining room, kitchen with oven & dishwasher, 3 beds (2 dbls & 1 single) & bathroom with shower. To the rear is an enclosed garden.



The Accommodation comprises:

Composite part glazed front entrance door to -

**Entrance hall**

with smoke alarm and original tiled flooring.

**Lounge**

12'2" max x 12'1" (3.71m max x 3.68m)

with small single glazed window to rear and upvc double glazed window to front with black curtain pole over, double central heating radiator, open fire with wooden mantle and tiled hearth, telephone point, television aerial, beige fitted carpet, heat and CO alarm.

**Dining room**

12'3" max x 12'1" (3.73m max x 3.68m)

with 2 upvc double glazed windows to front and rear with black curtain poles over, double central heating radiator and beige fitted carpet.

**Kitchen**

12'1" max x 9'0" l-shaped (3.68m max x 2.74m l-shaped)

with range of white base and wall units, grey rolled edge worktops with tiled splashback, inset stainless steel sink and drainer unit. Integrated appliances include: Lamona single electric oven with Lamona gas hob and chimney style extractor fan over and Beko slimline dishwasher. 2 upvc double glazed windows to both sides (1 is obscure glazed), upvc part double glazed door to garden, single central heating radiator and grey vinolay flooring. Large under stairs storage cupboard and pantry with shelving and Ideal 130 combination boiler.

**Stairs & landing**

with upvc double glazed window to front with black curtain pole over, single central heating radiator, beige fitted carpet, loft access, smoke and CO alarms and cupboard off.

**Bedroom 1**

12'4" x 12'2" max (3.76m x 3.71m max)

with 2 upvc double glazed windows to front and rear with black curtain poles and beige curtains over, double central heating radiator, television aerial, beige fitted carpet and feature fireplace.

**Bedroom 2**

12'1" x 9'0" max (3.68m x 2.74m max)

with upvc double glazed window to front with black curtain pole and duck egg blue curtains over, double central heating radiator, television aerial, beige fitted carpet and feature fireplace.

**Bedroom 3**

9'1" x 5'11" (2.77m x 1.80m)

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

**Bathroom**

with 3 piece white suite consisting of a pedestal washbasin, low level w.c, bath with tiled surround and chrome mixer shower over. Upvc double obscure glazed window to rear, black and white tile effect vinolay flooring, extractor fan and chrome central heated towel rail.

**Outside**

To the rear of the property is a small patio area with outside wc. Steps leading to lawn area with borders and greenhouse.

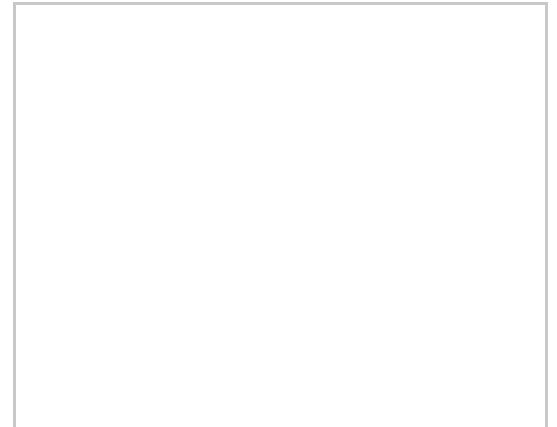
**Useful information**

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.

**Area Map**

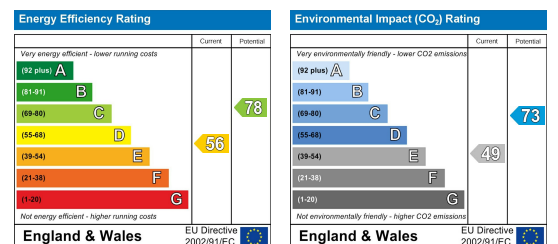


**Floor Plans**



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**Energy Efficiency Graph**



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