



AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



15 Station Road

Duffield, Derby, DE56 4EP

£950



A newly decorated 2 bedroomed unfurnished mid town house with gas central heating, upvc double glazing & parking. The Acc. comprises: lounge/dining room, kitchen with oven, 2 bedrooms (1 double & 1 single) & bathroom with shower. To the rear is a low maintenance, enclosed garden.



The Accommodation comprises:

Upvc part glazed front entrance door to -

Lounge/Dining room

19'7" x 12'8"max (5.97m x 3.86mmax)
with upvc double glazed windows to front and rear, 2 x single central heating radiators, telephone point, television aerial. New grey fitted carpet, brick fireplace with quarry tiled hearth and oak mantle fitted with a coal effect gas fire. Two curtain poles, venetian blind to front (to be fitted) and upvc door to rear garden.

Kitchen

9'6" x 7'4" (2.90m x 2.24m)
with range of oak base and wall units, beige/black mottled rolled edge worktops with matching splashback, inset stainless steel sink and drainer unit, upvc double glazed window to rear with venetian blind (to be fitted) and Glow-worm gas fired combination boiler. Integrated electric single oven with gas hob and extractor hood over. Single central heating radiator and stone tile effect vinolay flooring. Understairs storage cupboard off.

Stairs & Landing

New grey fitted carpet, loft access, smoke alarm and storage cupboard.

Bedroom 1

12'3" x 9'8" (3.73m x 2.95m)
with upvc double glazed window to front, single central heating radiator, new grey fitted carpet, fitted cupboard (over stairs), curtain pole and venetian blind (to be fitted).

Bedroom 2

9'9" x 8'11" (2.97m x 2.72m)
with upvc double glazed window to rear, single central heating radiator, new grey fitted carpet, curtain pole and venetian blind (to be fitted).

Bathroom

with 3 piece white suite consisting of a vanity n inset washbasin with cupboard under, low level w.c, panelled bath with tiled surround and Aqualisa electric shower over. Upvc double glazed obscured window to rear, chrome towel rail and grey tile effect vinolay flooring.

Outside

To the front of the property there are 2 driveway parking spaces.

To the rear there is an enclosed, low maintenance garden.

Additional information

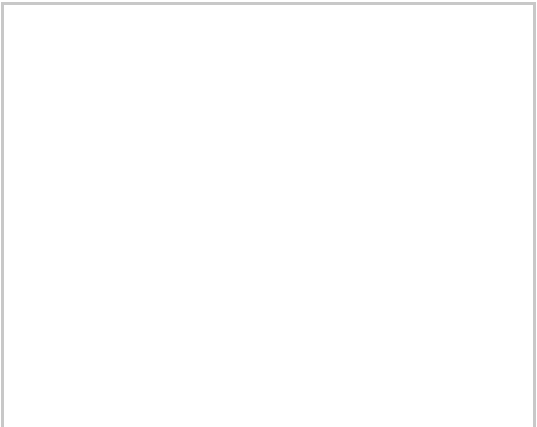
HOLDING DEPOSIT £215.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

NOTE: Photos show old vertical blinds which are being replaced with new venetian blinds

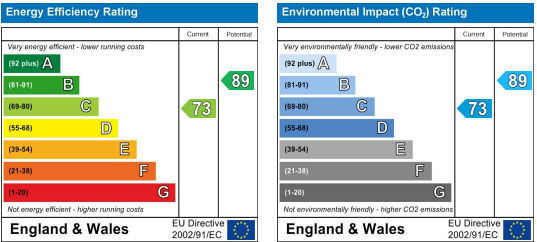
Area Map



Floor Plans



Energy Efficiency Graph



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