AUSTIN PROPERTY
MANAGEMENT SERVICES LTD



12 Foxes Walk

Allestree, Derby, DE22 2FG

£950 Per Month

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A stunning, high quality detached barn conversion offered unfurnished/part furnished with gas central heating, double glazing & PARKING. The Acc. comprises: lounge, kitchen with appliances, bathroom (downstairs), bedroom 2/dining room, study, bedroom 1. To the side is a private courtyard garden.







The Accommodation comprises:

Wooden part glazed front entrance door to -

Lounge
16'0" max x 10'6" max (4.88m max x 3.20m max)
with 2 wooden double glazed velux windows to front, curtain pole, 2 grey central heating radiators, smoke alarm, small storage cupboard, telephone point, television aerial and Karndean flooring.

Kitchen
10'6" x 7'10" (3.20m x 2.39m)
with range of grey base and wall units, grey square edge worktops with tiled splashback and inset composite sink and drainer unit. Integrated appliances include: Single electric oven with gas hob and extractor hood over, fridge with freezer compartment and washing machine. Wooden double glazed window to front with blind over, Worcester gas combination boiler, grey central heating radiator, Breakfast bar and Karndean flooring.

Bathroom
with 4 piece white suite consisting of a wall hung washbasin, low level w.c, panelled bath with tiled surround and separate shower cubicle with power shower over. Wooden double glazed obscured window to side, mirror, grey central heating towel radiator and limestone flooring with underfloor heating.

Bedroom 2/Dining room
10'9" x 8'8" (3.28m x 2.64m)
with wooden double glazed window to front with blind over, grey central heating radiator, television aerial and Karndean flooring. Wooden double glazed french doors to side courtyard.

Stairs
with Oak flooring.

Study
11'4" into eaves x 6'4" min (3.45m into eaves x 1.93m min)
with smoke alarm, beige fitted carpet and attractive glass panels.

Bedroom 1
13'5" into eaves x 10'8" (4.09m into eaves x 3.25m)
with 2 wooden double glazed velux windows to front with blackout blinds. Grey central heating radiator, fitted storage box, hanging rail in eaves, television aerial and beige fitted carpet.

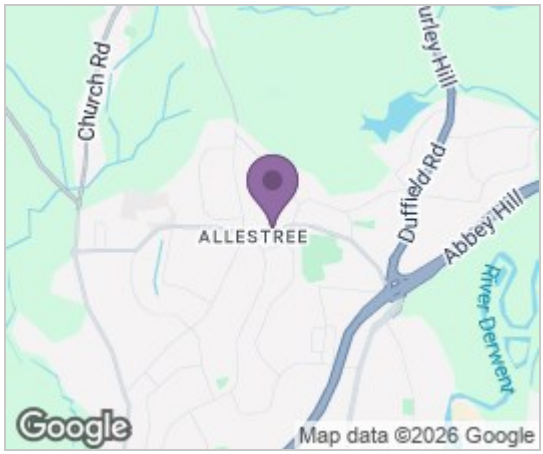
Outside
To the front of the property there is an allocated parking space. A footpath leads to the property with a communal garden (shared with neighbour opposite) to the front.

To the side of the property there is a low maintenance, private courtyard 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.

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.

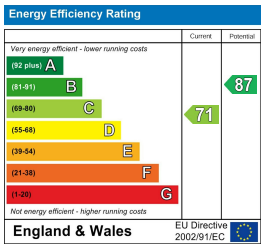
Area Map

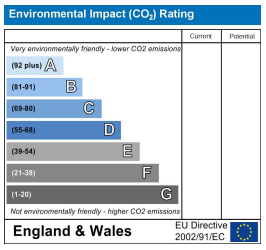


Floor Plans



Energy Efficiency Graph





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