

AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



2 Victoria Street

Melbourne, Derby, DE73 8FQ

£900



A well presented 2 bed roomed unfurnished mid terraced house with gas central heating & upvc double glazing. The Acc. comprises: lounge, dining room, kitchen with range cooker, utility, 2 bedrooms & modern shower room. To the rear there is a low maintenance garden with shed.



The Accommodation comprises:

Wooden part glazed front entrance door to -

Lounge

11'2" x 11'3" max (3.40m x 3.43m max)
with two upvc double glazed windows to front, stone effect gas fire set on a quarry tiled hearth with a cast iron and timber surround. Single central heating radiator, television aerial, smoke alarm, two white venetian blinds and Walnut laminate flooring.

Inner Hall

with Walnut laminate flooring.

Dining Room

11'5" x 11'3" max (3.48m x 3.43m max)
with upvc double glazed door to rear, large open exposed brick fireplace with a stone hearth and understairs storage cupboard. Single central heating radiator, telephone point, Walnut laminate flooring, curtain pole and archway leading to the kitchen.

Kitchen

7'4" x 6'4" (2.24m x 1.93m)
with range of Cream base and wall units, black mottled rolled edge worktops with tiled splashback and inset stainless steel sink and drainer unit. Freestanding Rangemaster electric cooker comprising double oven, separate grill and five ring gas hob with an extractor hood over and slimline dishwasher. Upvc double glazed window to side and grey tiled floor.

Utility Room

6'3" x 6'1" (1.91m x 1.85m)
with upvc double glazed obscured window to rear, single central heating radiator, combination boiler and tiled floor.

Stairs & landing

with beige fitted carpet, storage cupboard and smoke alarm.

Bedroom 1

11'2" x 11'3" max (3.40m x 3.43m max)
with upvc double glazed window to front, feature exposed brick fireplace and chimney breast and built in cupboard with hanging rail. Single central heating radiator, television aerial, curtain pole and wooden flooring.

Bedroom 2

11'5" max x 6'6" (3.48m max x 1.98m)
with upvc double glazed window to rear, single central heating radiator, television aerial, telephone point, curtain pole and wooden flooring.

Bathroom

9'2" x 6'3" (2.79m x 1.91m)
with 3 piece white suite consisting of a fully tiled walk-in shower cubicle with wall mounted power shower, washbasin with a chrome scaffold frame and low level w.c. Upvc double glazed obscured window to the side, ceramic and chrome towel rail, extractor fan and wooden effect vinolay flooring.

Outside

To the rear is a low maintenance garden with shed.

Additional information

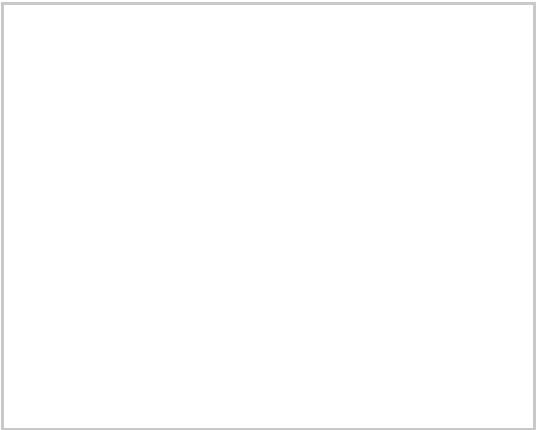
HOLDING DEPOSIT £205.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

SORRY NO DOGS DUE TO OPEN PLAN GARDEN (with neighbours).

Area Map

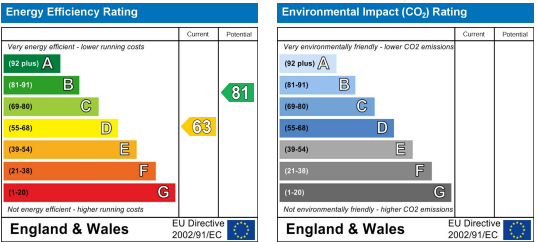


Floor Plans



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Energy Efficiency Graph



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