



AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



73 Commerce Street

Melbourne, Derby, DE73 8FT

£900 PCM



A character 2 double bedroomed unfurnished mid terraced house with gas central heating & upvc double glazing. The Acc. comprises: Lounge, dining kitchen with mini Range cooker, cellar, downstairs bathroom with shower & 2 double bedrooms. To the rear is a very generous private garden with shed.



The Accommodation comprises:

Composite part obscured glazed front entrance door to -

Lounge

10'10" x 11'1" max (3.30m x 3.38m max)

with upvc double glazed sash style window to front with curtain pole over, double central heating radiator, feature fireplace with coal effect gas fire, telephone point, television aerial and new carpet (not shown on photos).

Inner hall

with quarry tiled flooring, smoke alarm and door to cellar and bathroom.

Bathroom

with 3 piece white suite consisting of a vanity unit with inset washbasin, low level w.c, panelled bath with shower over (off taps) and fully tiled walls. Chrome central heating towel radiator, large mirror, extractor fan, toilet roll holder and ceramic tiled flooring.

Dining kitchen

11'2" x 9'11" (3.40m x 3.02m)

with range of pine base and wall units, Wooden square edge worktops with tiled splashback, inset enamel 1 ¼ bowl sink and drainer unit with chrome mixer tap over, Leisure Gourmet Classic freestanding double cooker with gas hob. Upvc double glazed window and door to garden, double central heating radiator and quarry tiled flooring. Stairs off, to first floor.

Cellar

9'9" x 10'0 max (2.97m x 3.05m max)

with cupboard housing gas and electric smart meters.

Stairs & landing

with stained floorboards, loft access and smoke alarm.

Bedroom 1

11'0" x 11'2" max (3.35m x 3.40m max)

with upvc double glazed sash style window to front with curtain pole, double central heating radiator, feature cast iron fireplace and stained floorboards.

Bedroom 2

10'1 x 8'3" (3.07m x 2.51m)

with upvc double glazed window to rear with curtain pole over, double central heating radiator, built-in cupboard housing Worcester combination boiler and new fitted carpet (photo shows old carpet).

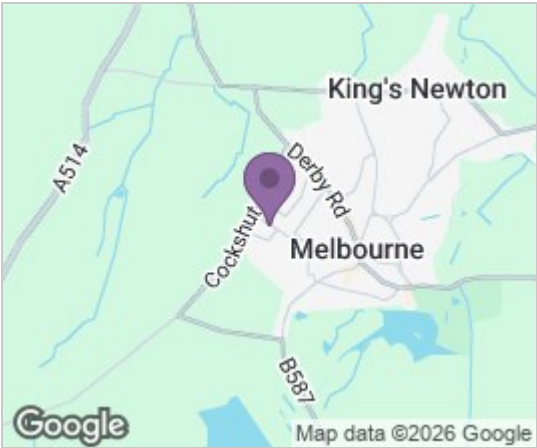
Outside

Large enclosed rear garden, with patio, raised decking, lawned areas and garden shed.

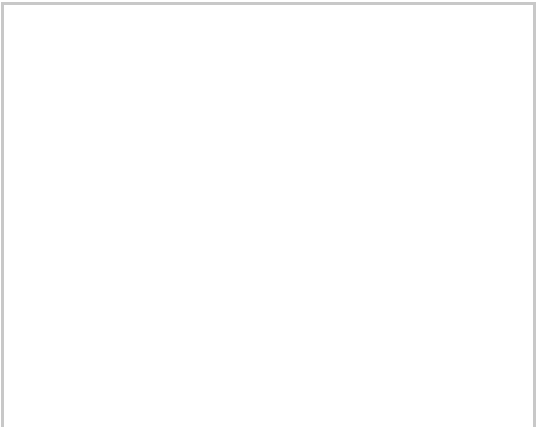
Additional information

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.

Area Map

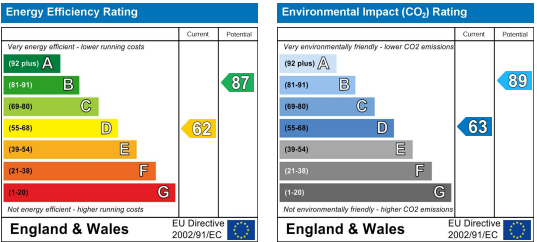


Floor Plans



Energy Efficiency Graph

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