



# AUSTIN PROPERTY

## MANAGEMENT SERVICES LTD



### 3 Washington Close

Melbourne, Derby, DE73 8EX

£1,400 PCM



A superb, recently refurbished 2 bedroomed detached bungalow with under floor heating throughout, upvc double glazing, parking & GARAGE. The Acc. comprises: entrance hall, open plan lounge dining/kitchen, utility, 2 bedrooms, ensuite shower room & bathroom. To the rear is a landscaped garden.



The Accommodation comprises:

Composite part glazed front entrance door to -

**Entrance hall**

with under floor heating and Karndean flooring.

**Lounge area**

14'0" x 9'5" (4.27m x 2.87m)

with upvc double glazed french doors to rear, under floor heating, television aerial and Karndean flooring.

**Dining kitchen area**

12'1" x 8'6" (3.68m x 2.59m)

with range of stone base units and stylish wooden wall units, light grey square edge worktops with tiled splashback and matching upstands and inset 1 1/2 bowl composite sink and drainer unit. Integrated appliances Single electric oven with electric hob and extractor hood over, dishwasher and fridge/freezer. Upvc double glazed window to rear, under floor heating and Karndean flooring.

**Utility**

5'6" x 4'3" (1.68m x 1.30m)

with range of stone base and wall units, light grey square edge worktops with matching upstands and inset stainless steel sink and drainer unit. Upvc double glazed window to side, Worcester gas fired combination boiler, under floor heating and Karndean flooring.

**Bedroom 1**

11'1" x 10'3" (3.38m x 3.12m)

with upvc double glazed window to front, under floor heating, television aerial and cream fitted carpet.

**Ensuite shower room**

with 3 piece white suite consisting of a vanity washbasin, concealed cistern w.c, shower cubicle bath with tiled surround and power shower over. Under floor heating and beige tiled flooring.

**Bedroom 2**

11'0" x 7'4" (3.35m x 2.24m)

with upvc double glazed window to front, under floor heating, television aerial and cream fitted carpet.

**Bathroom**

with 3 piece white suite consisting of a vanity washbasin, low level w.c, panelled bath with tiled surround and power shower over, upvc double glazed velux window to side. Chrome towel central heating radiator and beige tiled flooring.

**Outside**

Driveway parking for several cars leading to a single detached garage with courtesy door.

The rear garden has a lawned area, gravelled paths and borders, surrounded by fencing.

**Additional information**

HOLDING DEPOSIT £320.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

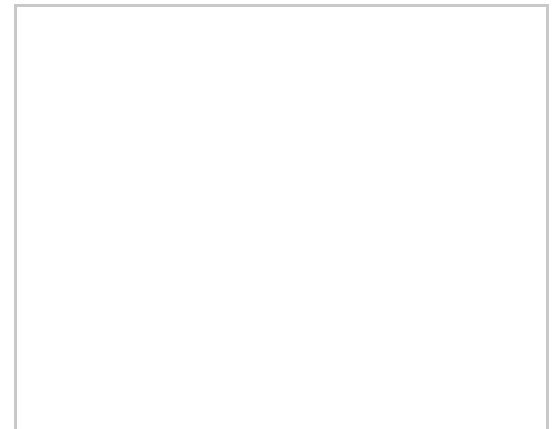
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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

