



# AUSTIN PROPERTY

## MANAGEMENT SERVICES LTD



## 25 Chapel Street

Melbourne, Derby, DE73 8EH

£950 Per Month



A character 2 double bedroomed unfurnished mid terraced house with gas central heating & part double glazing. The Acc. comprises: lounge, breakfast kitchen with oven, 2 double bedrooms and bathroom with shower. To the rear is a generous, private garden with small brick shed. Close to local amenities.



The Accommodation comprises:

Wooden front entrance door to -

**Lounge**

11'3" max x 11'3" (3.43m max x 3.43m)  
with wooden double glazed window to front with venetian blind over, double central heating radiator, telephone point and laminate flooring.

**Breakfast kitchen**

10'7" x 8'2" (3.23m x 2.49m)  
with range of light cream base and wall units, grey square edge worktops with matching upstands and inset stainless steel sink and drainer unit. Integrated single electric oven with gas hob and extractor hood over. Upvc double glazed window to rear, double central heating radiator and grey tiled flooring. Large under stairs storage cupboard off.

**Stairs & landing**

New fitted carpet, loft access, smoke alarm and large cupboard housing gas combination boiler.

**Bedroom 1**

11'5" x 11'6", 7'8" min (3.48m x 3.51m, 2.34m min)  
with wooden double glazed window to front with curtain pole, double central heating radiator and beige fitted carpet.

**Bedroom 2**

10'8" x 8'5" (3.25m x 2.57m)  
with upvc double glazed window to rear with curtain pole, double central heating radiator and beige fitted carpet.

**Bathroom**

with 3 piece white suite consisting of a vanity washbasin, low level w.c, panelled bath with tiled surround and mixer shower over. Wooden single glazed obscured window to front with roller blind over, chrome towel central heating radiator and beige tiled flooring.

**Outside**

To the rear is a very generous garden with Patio and lawn. There is a small brick shed.

**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.

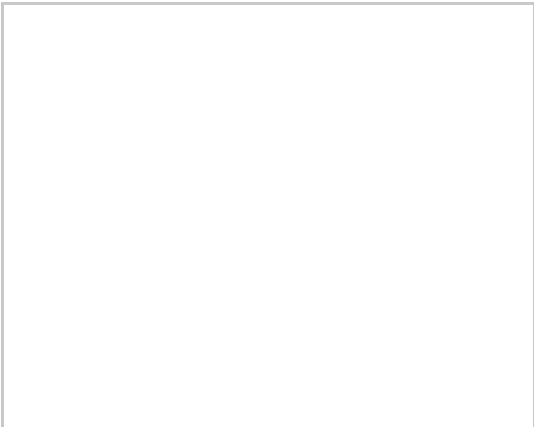
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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

