



AUSTIN PROPERTY

MANAGEMENT SERVICES LTD



84 Vicarage Road

Mickleover, Derby, DE3 0EE

£1,000



A deceptively spacious 3 bed roomed unfurnished mid town house with gas central heating, upvc double glazing, optional parking space & GARAGE. The Acc. comprises: entrance hall, lounge, dining kitchen, conservatory, 3 bedrooms (2 doubles & 1 single) & shower room. To the rear is an enclosed garden.



The Accommodation comprises:

Upvc part glazed front entrance door to -

Entrance hall

with upvc double glazed window to front, telephone point, smoke alarm and laminate effect vinolay flooring.

Lounge

14'7" max x 11'11" max (4.45m max x 3.63m max)

with aluminium double glazed bay window to front, single central heating radiator, television aerial and new grey fitted carpet.

Dining kitchen

14'2" min x 8'7" (4.32m min x 2.62m)

with range of Oak base and wall units, grey rolled edge worktops with tiled splashback and inset 1 ½ bowl stainless steel sink and drainer unit. Freestanding double electric cooker with hob, wooden single glazed window to conservatory, single central heating radiator, grey laminate effect vinolay flooring. Large under stairs pantry/storage cupboard off.

Conservatory

18'6" x 7'0" (5.64m x 2.13m)

with upvc double glazed windows to rear, plumbing for washing machine, upvc double glazed door to rear and beige tiled flooring.

Stairs & landing

Grey fitted carpet, loft access and smoke alarm.

Bedroom 1

11'11" max x 10'2" (3.63m max x 3.10m)

with upvc double glazed window to front, single central heating radiator, curtain pole and grey fitted carpet.

Bedroom 2

11'7" x 8'8" (3.53m x 2.64m)

with upvc double glazed window to rear, single central heating radiator, fitted cupboard housing combination boiler and grey fitted carpet.

Bedroom 3

8'10" (boxing over stairs) x 7'5" (2.69m (boxing over stairs) x 2.26m)

with upvc double glazed window to front, single central heating radiator, television aerial, vertical blind and grey fitted carpet.

Shower room

with 3 piece white suite consisting of a pedestal washbasin, low level w.c, shower cubicle with tiled surround and mixer shower over. Upvc double glazed obscured window to rear and beige vinolay flooring.

Outside

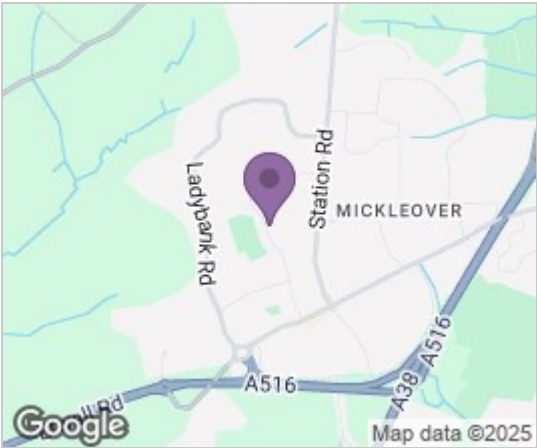
To the front is a garden with lawn and borders.

To the rear is an enclosed garden with lawn, block paving and borders. There is an option to move the fence panel to the left of the garage forward into the bay which creates a parking space. There is also a single detached garage.

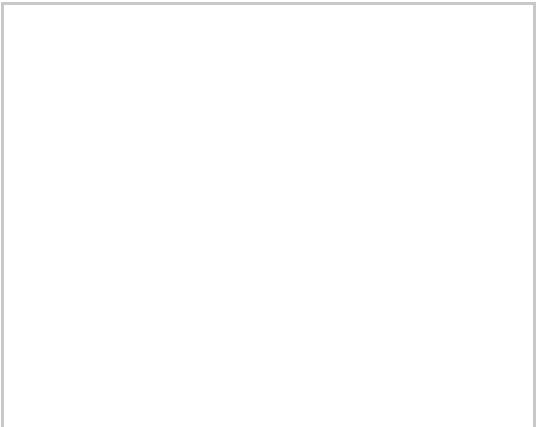
Additional information

HOLDING DEPOSIT £230.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

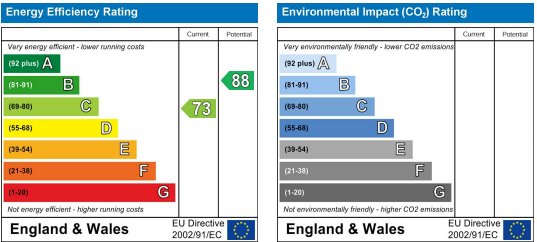
Area Map



Floor Plans



Energy Efficiency Graph



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