

8 Marshaw Close
Mickleover
Derby
DE3 9SU

Per Calendar Month
£795 Per Calendar Month

- Townhouse
- Off Road Parking
- New kitchen being fitted
- Gas Central Heating
- Double Glazed
- Easy commute to both hospital & city centre
- Book now to view
- Let & Managed by Scargill Mann & Co

SCARGILL MANN & CO
EST. 1995

GENERAL INFORMATION

Mickleover is an extremely popular residential suburb of Derby, approximately four miles from the city centre providing a first class range of local amenities including supermarket and general range of shops. There are good schools at primary and secondary level and are easily accessible from this property. Leisure facilities include Mickleover golf course and for those who enjoy outdoor pursuits, the nearby countryside provides some delightful scenery and country walks. Excellent transport links are close by with easy access onto the A38 and A50 leading to the M1 motorway.

ACCOMMODATION

ON THE GROUND FLOOR

The property is accessed via a upvc obscure double glazed and panelled door leading to

ENTRANCE PORCH

With further glazed and panelled door leading to

SITTING ROOM

4.33 x 3.33 (14'2" x 10'11")

With focal point fireplace, double central heating radiator and upvc double glazed window to the front elevation. Stairs leading to the first floor. Glazed and panelled door leads to

KITCHEN

3.48 x 2.25 (11'5" x 7'4")

With a range of fitted base, wall and drawer units, having matching cupboard fronts, roll edge marble effect laminated preparation surfaces with inset stainless steel sink unit and draining board. Modern mixer tap, integrated electric fan assisted oven, built in four ring electric hob, central heating radiator, complementary ceramic wall tiling, plumbing suitable for an automatic washing machine and upvc double glazed window to the rear elevation. Obscure double glazed and upvc panelled door provides access to the side and garden. Please note this room is currently being refurbished.

TO THE FIRST FLOOR





BEDROOM
3.37 x 3.34 (11'0" x 10'11")
With central heating radiator and upvc double glazed window to the front. Half landing with upvc double glazed window to the side elevation and useful storage / airing cupboard housing the gas combination boiler servicing the central heating and hot water systems.

WELL APPONTED BATHROOM
With full modern suite in white comprising shower bath with mains thermostatic mixer shower over. Pedestal wash hand basin with modern mixer tap and low flush WC. Complementary ceramic wall tiling, ceramic floor tiling, ladder style centrally heated towel rail and obscure upvc double glazed window to the rear

OUTSIDE
To the front of the property is a low maintenance fore garden with slabbed pathway leading to the porch. To the rear of the property is a low maintenance garden with good sized patio and gated access to the off street car parking to the rear

DIRECTIONAL NOTE
The approach from Derby city centre is to head south along Uttoxeter Road continuing past the Royal Derby Hospital towards Mickleover village centre. Shortly before reaching the centre of Mickleover turn left into Briarfield Way, right into Pendlebury Drive, right into Marshaw Close where the property will be located set back on the right hand side as denoted by the TO LET board.

SPECIFIC REQUIREMENTS
The property is to be let unfurnished. No smokers. Available after 14th December 2026

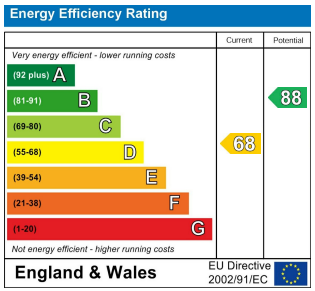
PROPERTY RESERVATION FEE
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in.

DEPOSIT
5 Weeks Rent.

VIEWING
By prior appointment through Scargill Mann & Co Derby office (01332) 206620

ADDITIONAL INFORMATION
Property construction: Brick & Tile
Parking: Driveway
Electricity supply: MAINS –
Water supply: MAINS - Severn Trent
Sewerage: MAINS
Heating: Gas central
Broadband type: BT Openreach, please check Ofcom website.

Rent: £795 pcm
Holding Deposit: £183.00 (1 Week taken on application)
Security Deposit: £917.00 (5 Weeks)
Council Tax Band: A – Derby City
EPC Rating: D



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