

SCARGILL
MANN & CO

EST. 1995



131A Station Road

Mickleover, Derby, DE3 9FN

£1,300 Per Calendar Month



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GENERAL INFORMATION

AVAILABLE NOW is a beautifully presented three bedroom semi-detached property with garage. In the popular area of Mickleover within easy reach of Derby City Centre and Royal Derby Hospital.

The property in brief comprises; a Spacious lounge, dining room and fitted kitchen with ample wall and base units, built in electric oven and four ring gas hob with extractor over. Sink with drainer and mixer tap, dishwasher and space for a washing machine.

To the first floor are three bedrooms, two double and one single. Family bathroom is complete with low level WC, pedestal wash basin and shower enclosure with electric shower.

To the rear of the property is a small patio and extensive well maintained lawned garden.

ACCOMMODATION

ON THE GROUND FLOOR

HALLWAY

LOUNGE

Spacious lounge with carpet, UPVC bay Window and double central heating radiator.

DINING ROOM

Spacious dining room with carpet, direct access to the patio and rear garden.

KITCHEN

Fitted kitchen comprising gloss finish fronted wall and base units with work surfaces over, built-in sink with drainer. In built electric cooker with four ring gas

hob with stainless steel extractor over. UPVC double glazed windows.

TO THE FIRST FLOOR

MASTER BEDROOM

Large double bedroom, fitted carpet, UPVC bay window to the front elevation.

BEDROOM TWO

Double bedroom with fitted carpet, UPVC windows to the rear elevation.

BEDROOM THREE

Single bedroom with fitted carpet, UPVC windows to the front elevation

FAMILY BATHROOM

Fitted with a three piece white suite comprising of a shower enclosure with electric shower, pedestal wash hand basin and low flush W/C.

OUTSIDE & GARDENS

Spacious rear garden with Lawn and patio area. Parking to the front of the property with space for two cars. Large garage access from the front.

SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Available Now.

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. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

Tel: 01332 206620

ADDITIONAL INFORMATION

Rent: £1,300 pcm

Holding Deposit: £300 (1 Week taken on application)

Security Deposit: £1,500 (5 Weeks)

Council Tax Band: C – DERBY CITY

EPC: D

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS –

Gas Supply: MAINS

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central

Broadband type: BT Openreach, please check Ofcom website.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office 01332 206620.



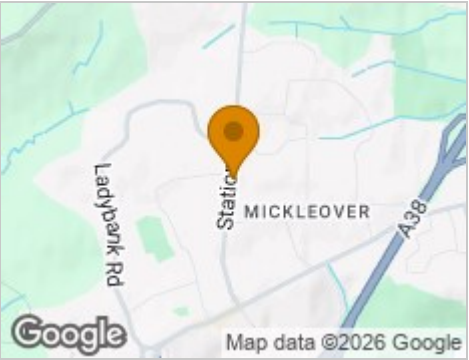
Road Map



Hybrid Map



Terrain Map



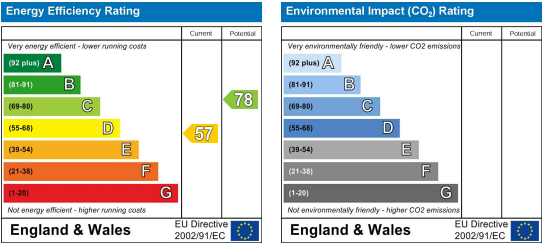
Floor Plan



Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.