

SCARGILL  
MANN & CO

EST. 1995



## 45 West Drive

Mickleover, Derby, DE3 0EW

**£1,250 Per Calendar Month**



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### GENERAL INFORMATION

The three bedroom semi detached property comprises of a lounge, fitted breakfast kitchen, three bedrooms to the first floor and family bathroom with shower attachment. The property has been fully renovated throughout with a new Kitchen and bathroom, fully decorated with new carpets.

There is a low maintenance rear garden with garage and parking to the rear of the property.

### LOCATION

The village of Mickleover boasts a range of amenities and a range of local Schools. The Village itself has a choice of supermarkets, restaurants and bars. Situated in close proximity to Derby Royal Hospital. The A38 links to Derby and Burton on Trent.

### ACCOMMODATION

#### ON THE GROUND FLOOR

##### ENTRANCE HALLWAY

Leading to the lounge and kitchen.

##### LOUNGE

To the front of the property, freshly decorated with brand new carpets. Feature electric fire place and UPVC double glazed windows.

##### BREAKFAST KITCHEN

Brand new Kitchen with gloss effect wall and base units, Gas Hob with extractor over, brand new Electric Oven. Patio doors leading the rear garden.

#### TO THE FIRST FLOOR

### BEDROOM ONE

Double Bedroom to the front of the property, freshly decorated with brand new Carpets.

### BEDROOM TWO

Double Bedroom to the rear of the property, freshly decorated with brand new Carpets.

### BATHROOM

With three-piece suite in white comprising panelled bath with shower over, pedestal wash hand basin and low flush wc.

### BEDROOM THREE

Single Bedroom to the front of the property, freshly decorated with brand new carpets.

### OUTSIDE & GARDENS

Directly to the rear of the property is a low maintenance garden with garage. Parking is situated to the rear of the property.

### SPECIFIC REQUIREMENTS

The property is let unfurnished. 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.

### ADDITIONAL INFORMATION

Rent: £1250 pcm

Holding Deposit: £288 (1 Week taken on application)

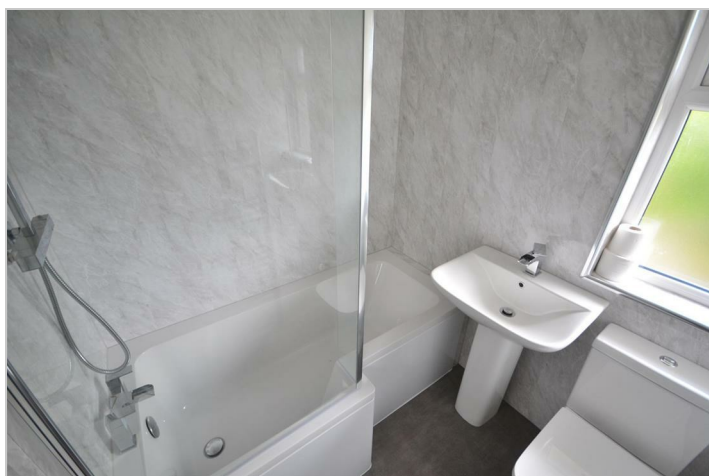
Security Deposit: £1442 (5 Weeks)

Council Tax Band: B – Derby City  
EPC Rating: D

Property construction: Brick & Tile  
Parking: Parking and Garage to the rear of the property  
Electricity supply: MAINS –  
Gas Supply: Mains  
Water supply: MAINS - Severn Trent  
Sewerage: MAINS  
Heating: Mains Gas – Combi Boiler  
Broadband type: BT Openreach, please check Ofcom website.

### **VIEWING**

By prior appointment through Scargill Mann and Co on 01332 206620.



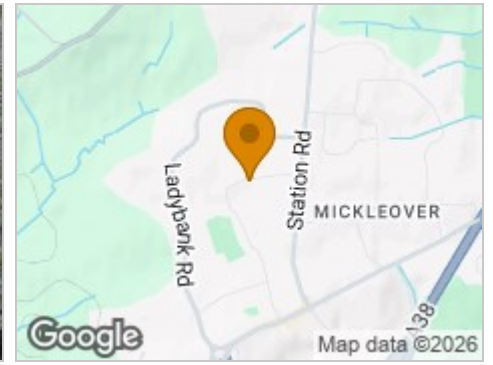
## Road Map



## Hybrid Map



## Terrain Map



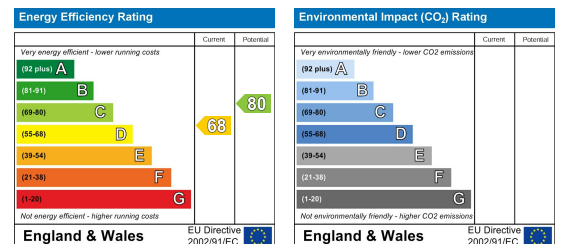
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.