SCARGILL MANN & Co
EST. 1995

9 Bancroft Drive

Allestree, Derby, DE22 2LQ

£1,350 Per Calendar Month

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GENERAL INFORMATION

AVAILABLE NOW is a beautifully presented three Bedroom Semi - Detached property in the popular area of Allestree within easy reach of Derby City Centre.

The property in brief comprises; a spacious lounge, conservatory and modern kitchen with ample wall and base units, built-in electric oven and four ring gas hob with extractor over. stainless steel sink with drainer and mixer tap, there is also a separate utility area with 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, panelled bath with shower over.

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

ACCOMMODATION

ON THE GROUND FLOOR

HALLWAY

LOUNGE

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

CONSERVATORY

Spacious conservatory with tiled flooring, direct access to the patio and rear garden.

KITCHEN

Modern fitted kitchen comprising gloss finish fronted wall and base units with work surfaces over, built-in stainless steel sink with drainer. In built electric cooker with four ring gas hob with stainless steel extractor over. UPVC double glazed windows. Separate utility area with space for a washing machine. UPVC door leading to the garden.

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.

FAMILY BATHROOM

Fitted with a three piece white suite comprising panelled bath with shower over, pedestal wash hand basin and low flush W/C.

BEDROOM THREE

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

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 and internally from the kitchen.

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.

ADDITIONAL INFORMATION

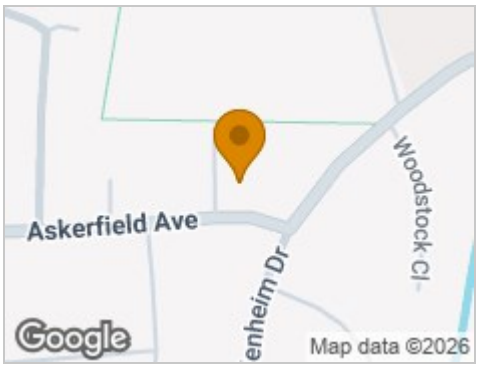
Rent: £1,350 pcm
Holding Deposit: £311 (1 Week taken on application)
Security Deposit: £1,557 (5 Weeks)
Council Tax Band: C – DERBY CITY

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

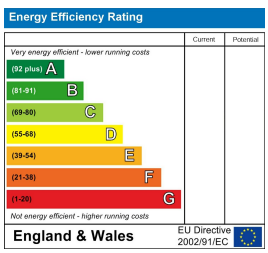
Terrain Map

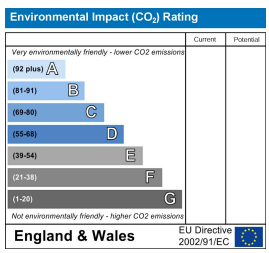
Floor Plan

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.

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