



**22 The Triangle, Derby DE7 4AP**

**£895 PCM**





**\*\*\* AVAILABLE NOW \*\*\* FOR RENT \*\*\*** This property is more than just a mid-terrace; it's the destination of a TARDIS. It features two spacious reception rooms and a modern fitted kitchen with a utility room and downstairs WC. Upstairs, there are three bedrooms and a family bathroom. Additionally, the property offers off-road parking accessible through the rear garden gate and a slip road off Thurman Street.

### **Full Description**

IPS Estates is thrilled to present this three-bedroom mid-terrace house to the rental market. The property is deceptively spacious and includes several additional features, such as a utility room, off-road parking, and three bedrooms. The layout consists of two reception rooms, a kitchen, a utility room, and a downstairs WC on the ground floor. The first floor comprises three bedrooms and a bathroom. Outside, there is an enclosed garden with a gate that provides access to off-road parking for up to two cars.

### **Reception Room One length 11'2" x width to recess 11'3" (length 3.41m x width to recess 3.45m)**

Upon entrance through a UPVC double glazed door leading to the first reception room. This light and airy open plan, living space comprises of a UPVC double glazed window to the front elevation and a wall mounted radiator.

Laminated flooring, skirting boards and LED spotlights to the ceiling, built-in modern cupboard, housing meters.



### **Reception Room Two length 12'1" x width 12'1" to recess (length 3.70m x width 3.70m to recess)**

Straight through to this open plan living room comprises of a UPVC double glazed patio door that leads to the rear garden. Laminate flooring, wall mounted radiator and skirting boards spotlights to the ceiling.



### **Kitchen length 11'2" x width 5'10" (length 3.42m x width 1.79m)**

Having a range of modern base two eyelevel units with a roll top worksurface. Splashback tiles and space for appliances. Four ring gas hob with under-counter oven and overhead. Extractor fan. Cupboard housing combination gas boiler. Laminated flooring and skirting boards plus spotlights to ceiling. Having a UPVC double glazed window to the side elevation and a UPVC double glazed door also to the side elevation.



**Utility Room length 3'10" x width 5'7" (length 1.17m x width 1.71m)**

Having a UPVC opaque window to the side elevation and wall mounted radiator. Roll-top, work-surface and plumbing space beneath. Eye-level unit laminate floor and skirting boards.



**Downstairs WC length 2'6" x width 5'6" (length 0.77m x width 1.69m)**

Comprising of a two-piece suite with a low-level toilet and wall mounted handbasin with cupboard beneath. UPVC double glazed window with opaque glass to the rear aspect. Laminate flooring and skirting boards plus extractor.



**Stairs & Landing**

Hand rail and carpeted loft access, leading to three bedrooms and bathroom .

**Bedroom One length 10'11" x width to recess 11'6" (length 3.33 x width to recess 3.52m)**

Having a UPVC double glazed window to the front elevation and wall mounted radiator, carpeted and skirting boards.



**Bedroom Two length 11'1" x width 6'0" (length 3.38m x width 1.83m)**

Having a UPVC double glazed window to the rear aspect, wall mounted radiator, carpeted and skirting board. Further access to loft.





**Bedroom Three length 6'6" x width 8'0"**  
**(length 1.99m x width 2.44m)**

Having a UPVC double glazed window to the rear aspect, wall mounted radiator, skirting board, and carpeted.



**Bathroom length 4'11" x width 8'0" (length 1.50m x width 2.46m)**

Comprising of a three-piece suite with a low-level toilet wall mounted sink and panel bath with mixer shower.

Splash-back tiles laminate floor and skirting boards. Wall mounted heated towel rail and built-in storage cupboard.



**Outside**

The outside area benefits from a patio hard-standing and lawn. A timber built shed and enclosed with wooden fencing. To the rear of the garden is an access gate for driveway.



**Off Road Parking**

Driveway for up to two cars. Accessed from Thurman Street.



**Disclaimer**

Freehold

Council Tax Band A

First Month Rent £895 and a £600 Bond

AST 6 month contract then after onto a rolling contract.

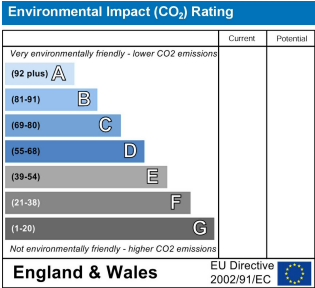
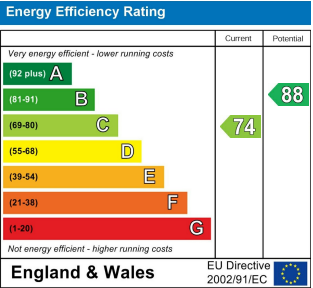
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- (1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



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