



2 Radbourne Street, Derby DE22 3HB

£850 Per Month



Full Description

IPS Estates are thrilled to offer this two bed mid terrace in the DE22 area of Derby. The property comprises of a reception room on entrance that follows through to a large kitchen. To the first floor stairs and landing, takes you to two bedrooms and bathroom. Outside, to the rear offers a low maintenance garden with a timber shed and entrance to the side.

Kitchen 16'3" m by width 10'2" m. (4.97 m by width 3.10 m.)

Having a range of base two eyelevel units with a roll top work surface. Splashback tiles, double stainless steel sink and drainer with a mixer tap. Spaces for appliances and a built-in flooring electric hob and under counter electric oven. Skirting boards and vinyl flooring and a UPVC double glaze window to the rear aspect, along with UPVC double glaze door for rear access to the back garden.

Reception 12'4" m by width to chimney recess 8'10" m. (3.77 m by width to chimney recess 2.71 m.)

First reception room upon the entrance through wooden door leading to the first reception room having a wall mounted radiator. How do UPVC double glaze window to the front elevation. Skirting boards and vinyl flooring, built-in cupboard housing, metres.

Stairs & Carpet

Carpeted, staircase, with handrail and small access for loft

Bedroom one 12'11" m by width, 9'10" 62'4" m (3.95 m by width, 3. 19 m)

Having a UPVC double glaze window to the rear aspect and a wall mounted radiator. Vinyl flooring and skirting boards. Built-in cupboard housing, the gas boiler. Please note that the measurements may vary due to the room, not being square

Bedroom 2 12'4" m x 6'11" m. (3.77 m x 2.13 m.)

Having a UPVC double glaze window to the front elevation and wall mounted radiator. And skirting boards. Please note that the measurements may vary due to the room, not being square length,

Bathroom length 12'3" m by width, 5'5" (length 3.75 m by width, 1.66)

Compromising number three piece sweet with a low-level toilet and a panelled bath with overhead mixer shower. Splashback tiles vinyl flooring and wall mounted radiator. Handbasin on a pedestal with splashback tiles.

To the front elevation is a double glazed opaque window.

Garden

To the rear of the property is a low maintenance garden with path leading to timber built shed to the rear to the side entrance, leading to front of Street.

MOVE IN COST - First months rent £850

BOND £700

Council Tax Band A

AST first 6 months after rolling contract.

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	69		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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