



## 58 Victoria Road, Derby, DE72 3NA

**£875 Per Month**

Located in the heart of Draycott Village this Characterful one bedroom semi-detached cottage is available To Let.

This charming and quaint one-bedroom cottage offers deceptively spacious accommodation, combining period character with modern living. The property boasts an abundance of original features complemented by a contemporary fitted kitchen and a stylish modern bathroom. Further benefits include a combination gas-fired central heating boiler and tasteful décor throughout, finished in a neutral palette that enhances the cottage's warmth and appeal.

Briefly comprising of a lovely cottage style Kitchen with dining space, Lounge, a Master Bedroom with fitted wardrobe and desk, bathroom with mixer shower over bath and driveway space for multiple vehicles. The garden has a gravelled terraced area to the front of the property, which is a great sun trap.

Call on 01332 811 333 to view NOW!



## PROPERTY



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## LOCATION AND ACCESSIBILITY

Draycott is a highly desirable and picturesque Derbyshire village situated in the civil parish of Draycott & Church Wilne. Draycott benefits from excellent transport connections: the nearby A52 provides swift road access to Derby, Nottingham and the M1 motorway, making it ideal for commuters. Regular bus services run between Derby and Nottingham via the village, and the Long Eaton train station is just a short drive away for direct rail services to Nottingham, Derby, Birmingham and beyond.

## KITCHEN



A spacious and characterful kitchen featuring stylish LVT herringbone-effect flooring and a modern fitted beige kitchen offering an excellent range of wall and base units for ample storage. The kitchen is well equipped with a gas hob and oven, complemented by

a stainless-steel mixer tap sink with drainer, and provides under-counter space for a washing machine. A useful under-stairs cupboard houses the combination gas-fired central heating boiler.

The room is accessed via the front uPVC entrance door and benefits from double-glazed windows and a gas central heating radiator. Characterful exposed beams add charm and warmth, while the generous layout allows ample space for a dining table, making this an ideal kitchen-diner for everyday living and entertaining.

## LIVING ROOM



A comfortable living room featuring a stylish panelled and wallpapered feature wall, complemented by wall light fittings creating a warm and cosy atmosphere. The room benefits from a uPVC double-glazed window with slatted blinds and curtains, gas central heating radiator, and is finished with a neutral fitted carpet.

## BEDROOM



A well-proportioned double bedroom featuring a wallpapered feature wall and benefiting from a fitted wardrobe along with a floating fitted desk, ideal for use as a dressing table or workspace. The room is finished with a neutral carpet, includes a gas central heating radiator, and enjoys natural light via a uPVC double-glazed window fitted with slatted blinds and curtains.

## UPSTAIRS LANDING



The upstairs landing provides a practical space with wall-mounted hooks, ideal for hanging coats or bags. Finished with a neutral carpet and benefiting from a uPVC double-glazed window with blinds, allowing in natural light.

## BATHROOM



A clean and modern bathroom suite comprising a bath with mixer shower over, WC, pedestal wash hand basin and wall-mounted mirror. The room features white tiled flooring and natural-toned wall tiling to the shower area, creating a fresh finish. Further completed with a heated towel rail and a uPVC double-glazed window fitted with slatted blinds.

### PLEASE NOTE

We are a member of Propertymark (which includes their Client Money Protection Scheme) and The Property Ombudsman. The information given below is provided to ensure you are fully informed of any fees and costs involved in renting a property

All fees & charges are shown inc VAT.

Holding deposit (per tenancy): £201.92

One week's rent Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days

(or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy, Rent of less than £50,000 per year): £1,009.61

Five weeks' rent. This covers damage or defaults on the part of the tenant during the tenancy.

Unpaid Rent:

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s):

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request):

£60 (inc VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of sharer (Tenant's Request):

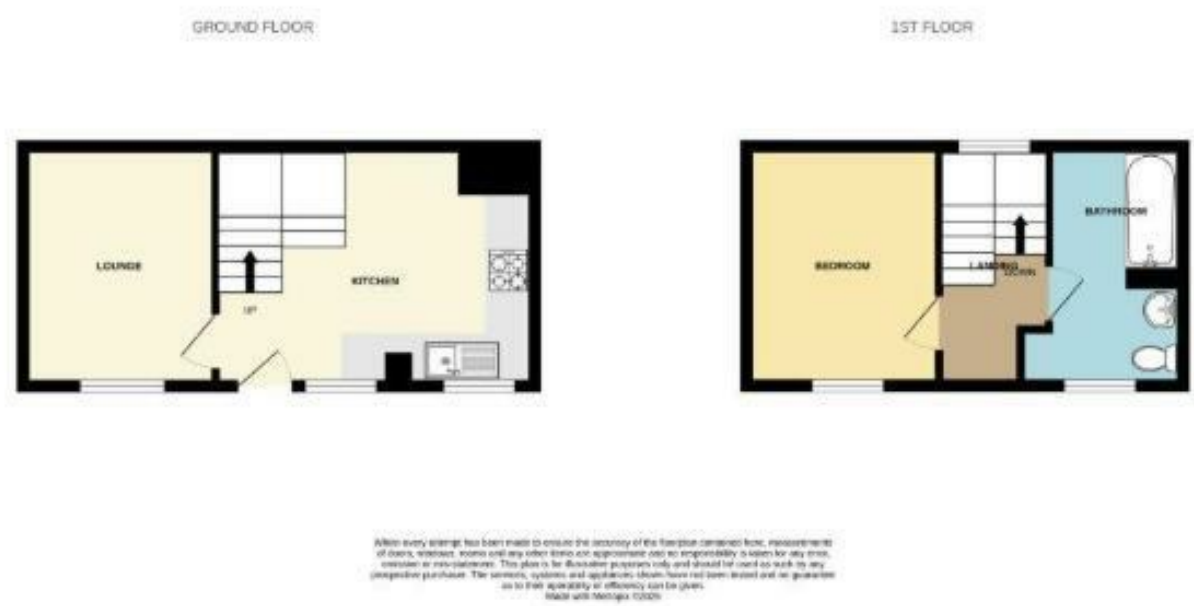
£60 (inc VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.

Early Termination (Tenant's Request):

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy

Please note that lettings agents are required by law to publish on their websites information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove. For properties to rent in England and Wales, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description.

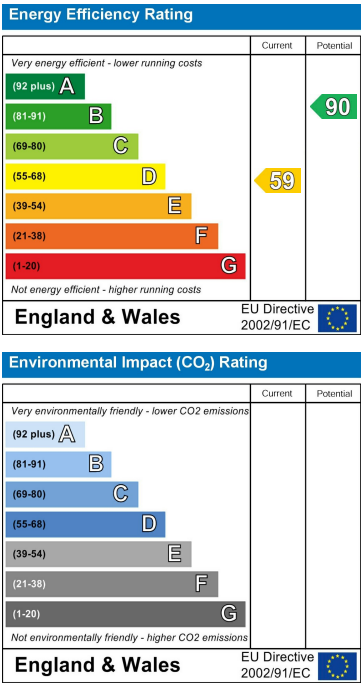
Floor Plan



Area Map



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.