



42 Slack Lane, Uttoxeter Old Road, Derby, Derbyshire, DE22 3DY

£800 PCM

AVAILABLE BEGINNING OF SEPTEMBER. Scofield Stone are delighted to offer 'TO LET' this well presented two bedroom terraced house ideally situated with excellent access to Derby City Centre and close to local amenities such as Derby Royal Hospital and Derby University.

The accommodation briefly comprises; lounge, dining room and brand new fitted kitchen to the ground floor and 2 double bedrooms and family bathroom to the first floor. Outside, there is a private rear garden and free on street parking. The property benefits from gas central heating and UPVC double glazing throughout.

Council Tax Band: A EPC: D (63). Deposit of £920 which includes a holding deposit of £180.

42 Slack Lane, Uttoxeter Old Road, Derby, Derbyshire, DE22 3DY

Lounge

11'4 x 12'0 (3.45m x 3.66m)



Access from front door, neutrally decorated, carpet, double glazed window, radiator, and door to inner hallway.

Inner Hallway

Door to cellar

Dining Room

11'3 x 12'5 (3.43m x 3.78m)



Double glazed window, radiator, newly laid laminate flooring, neutrally decorated, open access to kitchen. Stairs to first floor.

Kitchen

8'2 x 6'2 (2.49m x 1.88m)



Newly fitted kitchen comprising modern white wall and base units, wood effect work surface with inset sink and drainer. Integrated oven and hob with stainless steel extractor hood, washing machine and tiled walls and floor, radiator, double glazed window and door to garden. A fridge freezer will also be included.

Bedroom One

12'1 x 11'4 (3.68m x 3.45m)



Double glazed window, radiator, neutrally decorated and carpet to floor.

Bedroom Two

12'5 x 8'3 (3.78m x 2.51m)



Double glazed window, radiator, over stairs storage, neutrally decorated and carpet to floor.

Bathroom



Fitted with white 3 piece suite, shower over bath with glass shower screen. Cupboard unit housing combi boiler and double glazed frosted window.

Outside



To the rear of the property is a good sized enclosed garden with lawn and patio and side access gate.

Material Information

Verified Material Information

Monthly rent: £800

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers

which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

What3Words

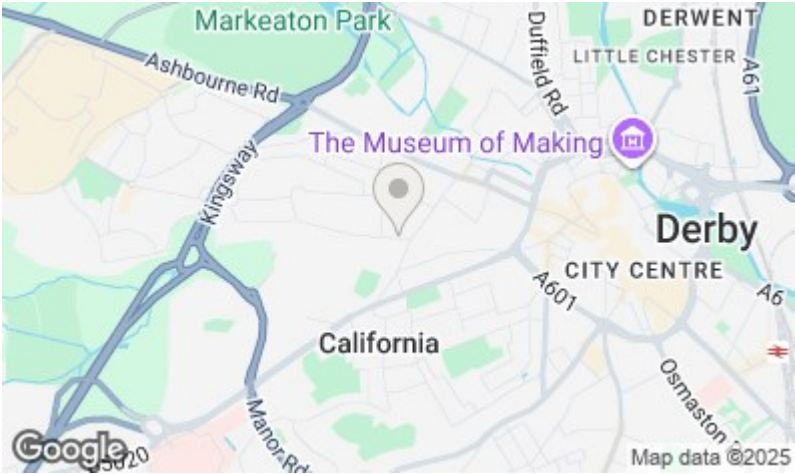
What3Words:///safe.organs.locate

Disclaimer 02/2023 (Hilton)

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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.



Sales: 01283 777100
Lettings: 01332 511000
www.scofieldstone.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scofieldstone.co.uk
w: www.scofieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980