



9 Malvern Close, Mickleover, Derbyshire, DE3 0SX

£950 PCM

Scofield Stone are delighted to offer 'To Let', this superb tastefully decorated town house, to provide a well-proportioned home, situated at this popular cul-de-sac location, on a pleasant landscaped plot. A full inspection will reveal; an entrance hall, sitting room, well equipped dining kitchen, on the first floor a landing leads to two bedrooms (the master bedroom having a freestanding wardrobe and a built-in storage cupboard) and modern bathroom with white bathroom suite. The property benefits from gas central heating and UPVC double glazing throughout and has Two allocated car parking spaces.

EPC: C, Council Tax: B. Deposit £1095 which includes a holding deposit of £215 which will go towards the successful applicants first month rent.

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Full Description

Welcome to Malvern Close, Mickleover, Derby - a charming townhouse that could be your next dream home! This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there's plenty of space for a small family or guests to stay over. The bathroom is well-appointed and offers convenience for daily use.

Situated in a peaceful neighbourhood, this townhouse offers a tranquil retreat from the hustle and bustle of city life. The property features parking space for two vehicles, ensuring you never have to worry about finding a spot for your car.

Whether you're looking for a starter home or a cosy place to downsize, this townhouse in Malvern Close is sure to tick all the boxes.

Front Garden

Mainly laid to lawn, with a wooden sleeper border with gravel a couple of palm trees and a smaller border with plants and shrubs, with a flagstone pathway leading to out door storage cupboard and front door.

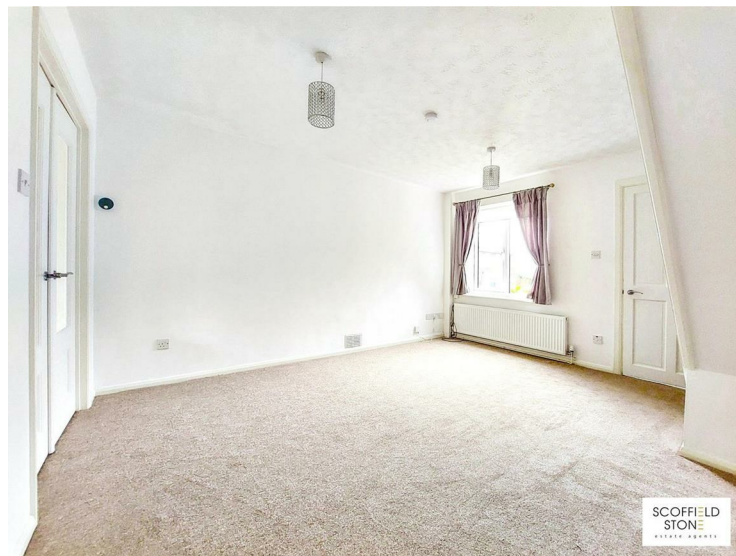
Entrance hallway

2'11" x 4'3" (0.912 x 1.307)

Tiled flooring, neutrally decorated walls, uPVC double glazed door with obscurer decorative glass and a uPVC double glazed obscured glass. A standard light fitting and storage cupboard with main electric fuse board, with a folding door and handle. A wall-mounted electric panel heater.

Lounge

12'6" x 14'1" (3.831 x 4.307)



Brand new carpet to flooring with neutrally decorated walls, two standard light fittings, radiator, uPVC window, four panelled wooden door with silver handles. Staircase with wooden slatted handrails.

Kitchen/Diner

12'6" x 9'5" (3.825 x 2.878)



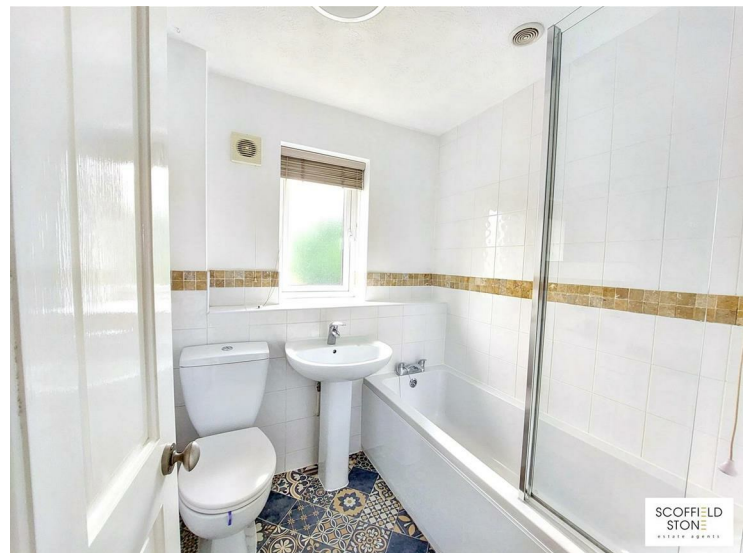
Flooring has neutral vinyl tiles and walls are half neutrally decorated and half are tiled with decorative square tiles. A good arrangement of Kitchen wall and floor units and matching drawers. Rounded edged speckled worktops, integrated electric oven, extractor and gas hob. Freestanding under counter fridge and freezer and space and plumbing for a washing machine. Stainless steel sink and half bow and draining board with swan necked mixer hot and cold taps. Standard light fitting and spot light fitting. Radiator with wooden decorative surround.

Stairs and Landing

A continuation of brand new carpet to the stairs and landing, walls decorated in a neutral colour with a wooden slatted hand rail and post. Standard light fitting, smoke alarm and wooden loft hatch.

Bathroom

5'11" x 6'1" (1.807 x 1.860)



A patterned vinyl flooring with half walls decorated in a neutral

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colour and half tiled with a coloured border. White bathroom suite comprises wc, basin with a hot and cold mixer tap bath with hot and cold mixer taps, glass folding shower screen and a mains shower, showerhead and riser rail positioned over the bath. Radiator, enclosed light fitting and two extractor fans. Wooden panelled door with internal lock and an obscured uPVC double glazed window.

Bedroom One

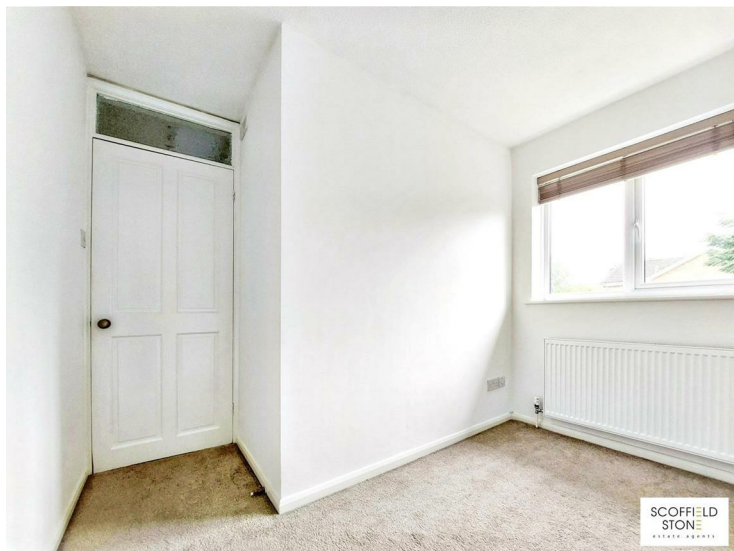
9'4" x 14'4" (2.848 x 4.378)



Wooden panelled door with handle, a brand new carpet to flooring, neutrally decorated walls, standard light fitting, tv socket, storage cupboard with wooden slatted shelving and wooden door, further storage cupboard with folding wooden door and handle housing the combination central heating boiler with wooden shelving. Radiator, uPVC double glazed windows and a freestanding wooden wardrobe.

Bedroom Two

9'3" x 6'3" (2.831 x 1.920)



Neutrally decorated walls with neutral carpet, radiator, standard light fitting, uPVC double glazed window, telephone socket and wooden panelled door with handle.

Rear Garden



An enclosed low maintenance rear garden with patio, a raised gravel area and pathway leading to a rear access gate. Wooden summer house with double doors.

What three Words

///pouch.risk.mile

Material Information

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: C

Monthly rent: £950

The building

Mid-terrace house, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone great, Three great, EE great

Parking: Allocated and Off Street

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Public right of way: Shared access path behind garden for 2 neighbouring houses

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No environmental risks recorded

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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.

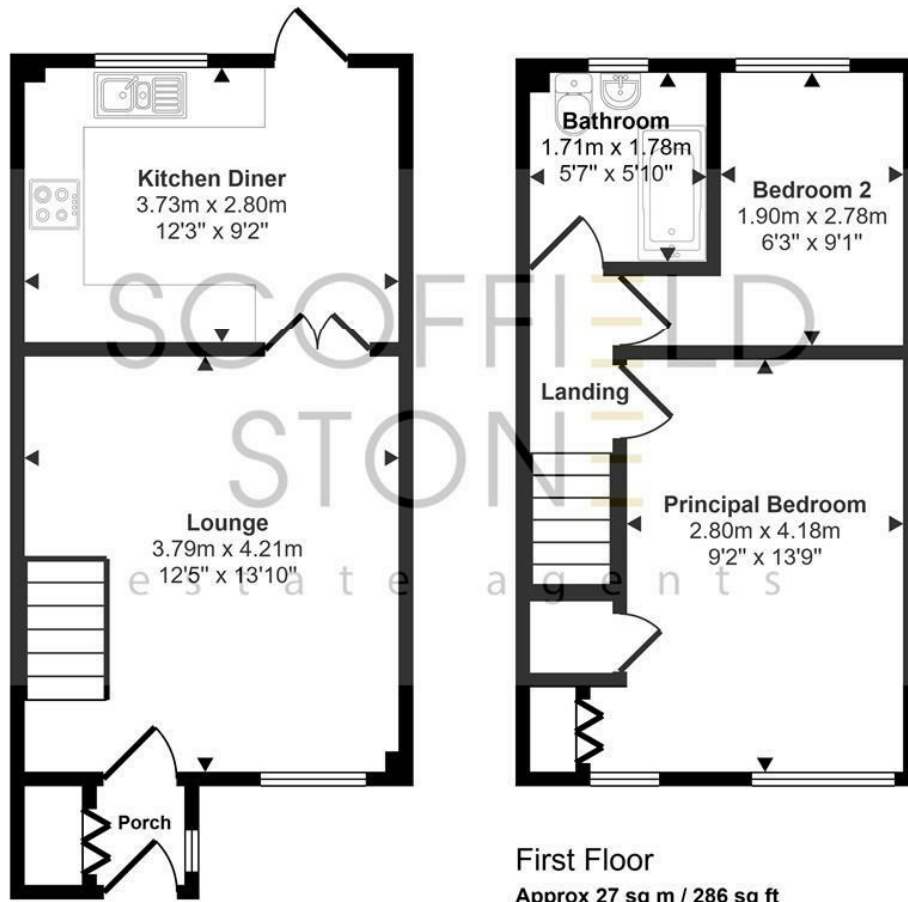
Disclaimer

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.

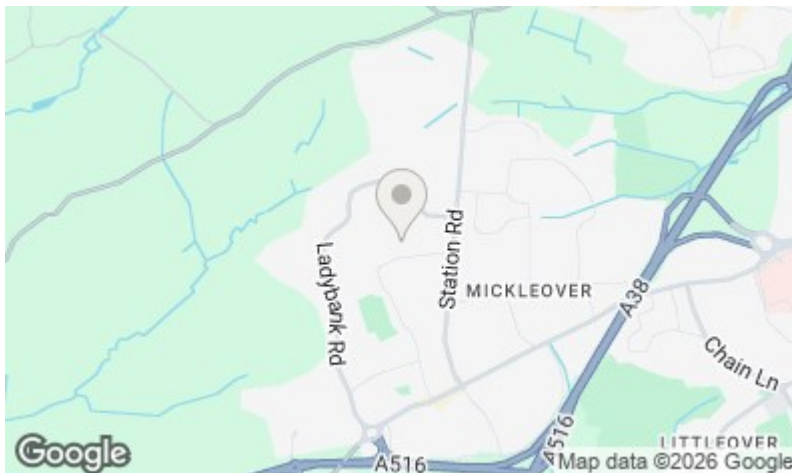


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Approx Gross Internal Area
55 sq m / 596 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating	
Current	Potential
Vary energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	89 75
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Vary 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