



**18 Milton Close, Mickleover, Derby, Derbyshire, DE3 0QN**

**£930 PCM**

Available Mid March - Scofield Stone are delighted 'To Let' this well presented and very tidy two bedroom semi detached bungalow, set within a cul de sac position, situated at this ever sought after residential address and within walking distance to local bus routes and shops in Mickleover Village. The property benefits from UPVC double glazing, gas central heating, has a modern shower room, driveway and enclosed rear garden. Council Tax Band: B EPC Rating D (68) Deposit £1070, which includes a holding deposit of £215.



Sales: 01283 777100  
Lettings: 01332 511000

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# 18 Milton Close, Mickleover, Derby, Derbyshire, DE3 0QN

## ENTRANCE HALL



Carpeted and neutrally decorated with side aspect part obscure glazed upvc door to main entrance, boiler cupboard, telephone point, radiator and access to roof space.

## BEDROOM ONE

12'4" x 10'7" MIN (3.75 x 3.23 MIN)



Carpeted and neutrally decorated with rear aspect upvc double glazed window and radiator.

## LOUNGE

19'7" x 11'9" (5.98 x 3.57)



Carpeted and neutrally decorated with front aspect upvc double glazed window, living flame gas fire set within a stone fireplace with polished stone effect hearth, radiator, tv point, cable point and telephone point.

## BEDROOM TWO

9'2" x 8'11" MAX (2.79 x 2.71 MAX)



Carpeted and neutrally decorated with rear aspect upvc double glazed window and radiator.

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## KITCHEN

7'8" x 8'9" (2.36 x 2.68)



Having ceramic tiled effect vinyl flooring and fully tiled walls with front aspect upvc double glazed window, a range of fitted wall and floor units to wood finish with stone effect roll edge worktop, under counter space and plumbing for appliances and inset stainless steel sink with chrome hot and cold taps. There is a upvc double glazed porch giving access to the driveway.

## SHOWER ROOM



Having stone effect laminate flooring and fully tiled walls with side aspect obscure upvc double glazed window, toilet, pedestal wash hand basin with chrome monobloc tap, shower cubicle with plumbed shower, towel radiator and built in cupboard.

## GARAGE

A detached single garage have metal up and over door, personnel door and side window.

## OUTSIDE

To the front is a gravelled garden with planted borders. A tandem driveway with parking for three vehicles gives access to the garage

and enclosed rear garden. The rear garden is laid mainly to lawn with barked and gravelled borders to perimeter and some planting to the left hand side.

## Material Information

Verified Material Information

Monthly rent: £930

Council tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage and Driveway

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

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

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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.

## What3Words

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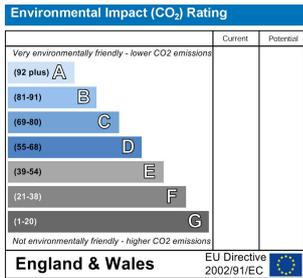
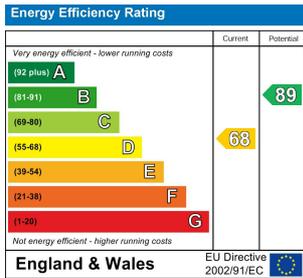
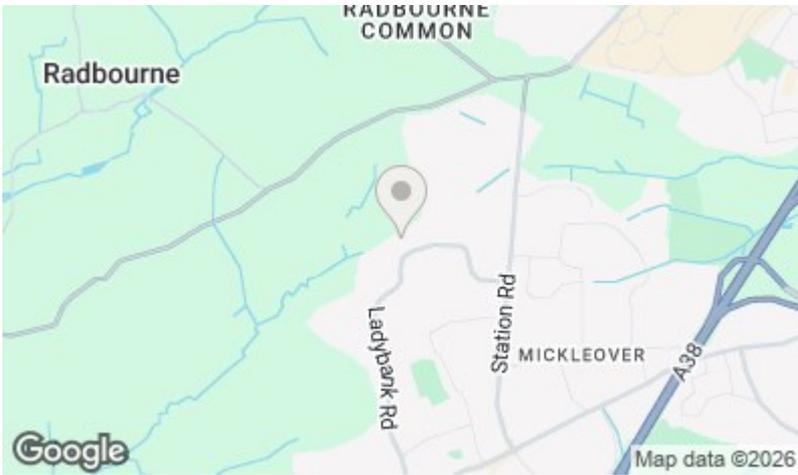
## Disclaimer 03/2021 (Hilton)

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.



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