



**12 St. Albans Road, Derby, Derbyshire, DE22 3JJ**

**£895 PCM**

Available mid January 2026. Scofield Stone are pleased to offer 'to let' this well presented two bedroom home ideally located and with excellent access to the Royal Derby Hospital and main through routes. Accommodation comprises entrance to reception hallway, sitting room and spacious kitchen/diner. To the first floor you will find two good sized bedrooms and bathroom. The property benefits from Upvc double glazed windows, gas central heating, driveway and large rear garden.

EPC Rating C (70). Deposit: £1030 and a Holding Deposit of £205 which will go towards the successful applicants first month rent.



Sales: 01283 777100  
Lettings: 01332 511000

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### FULL DESCRIPTION

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### KITCHEN/DINER

12'10" x 12'4" (3.91 x 3.76)

Having ceramic tiled flooring and stylish decor with rear aspect upvc double glazed window and door to rear garden, side aspect timber panelled door to driveway, a range of fitted wall and floor units to shaker style in Beech effect finish with stone effect roll edge worktop and tiled splashbacks, integrated electric oven with gas hob over and extractor hood, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, under counter space and plumbing for appliances, under stairs storage, inset lights to ceiling, radiator.

### LOUNGE

11'1" x 13'0" (3.39 x 3.97)

Carpeted and stylishly decorated with front aspect upvc double glazed bay window, living flame gas fire set to contemporary Adam style fireplace with stone effect hearth, radiator, tv and telephone points.

### STAIRS/LANDING

Carpeted and stylishly decorated, access to roof space.

### BEDROOM ONE

12'10" x 11'1" (3.91 x 3.39)

Carpeted and stylishly decorated with front aspect upvc double glazed bay window, over stairs storage, radiator.

### BEDROOM TWO

8'3" x 7'2" (2.52 x 2.19)

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

### BATHROOM

Having stone tile effect vinyl flooring and neutral decor with part tiled walls, rear aspect obscure upvc double glazed window, bathtub with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, low flush wc, chrome heated towel rail.

### OUTSIDE

Frontage & Driveway

To the front is a Tarmacadam double driveway with timber gate leading to the rear garden.

Rear Garden

To the rear is an enclosed garden with near and far block paved patio, lawn and some established borders.

### Material Information

Verified Material Information

Monthly rent: £895

Security deposit: £1,030

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

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: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: 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

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: No

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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

What3Words:///sleep.bleak.loud

### 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.

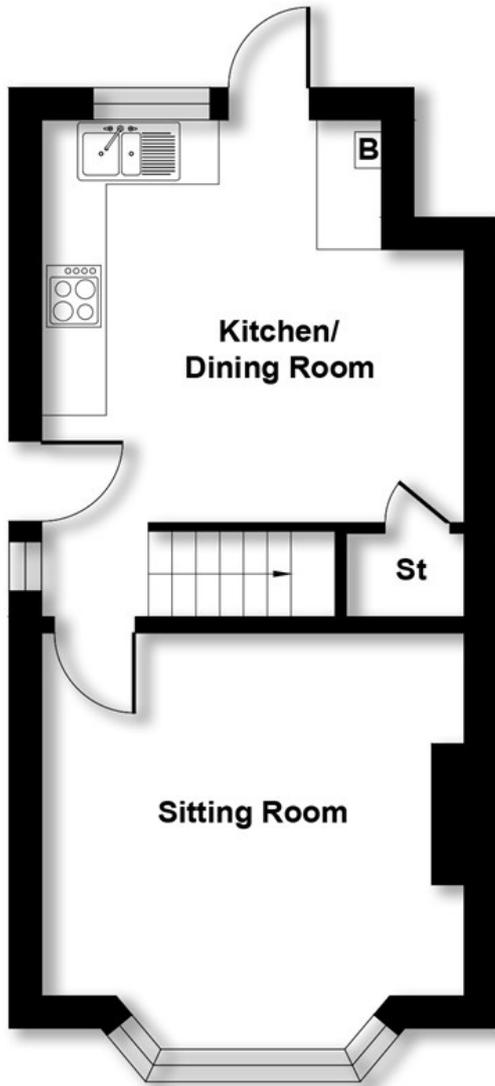


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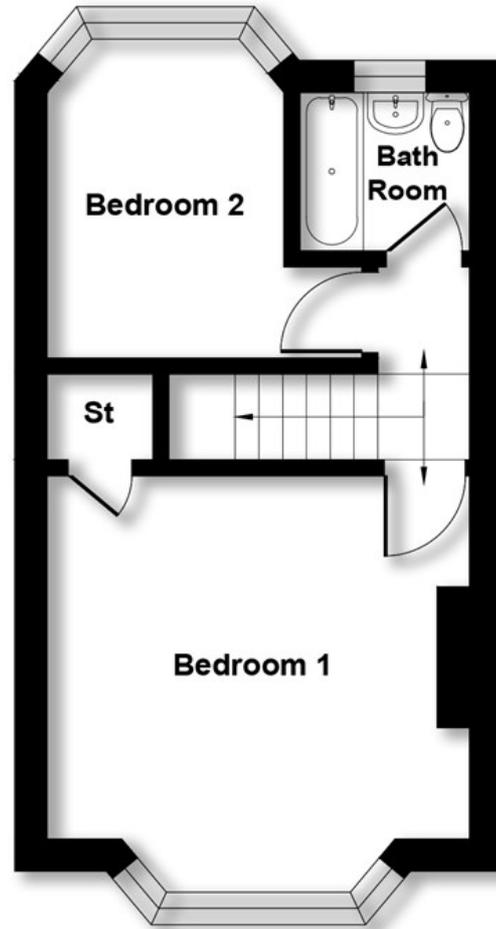
Lettings: 01332 511000

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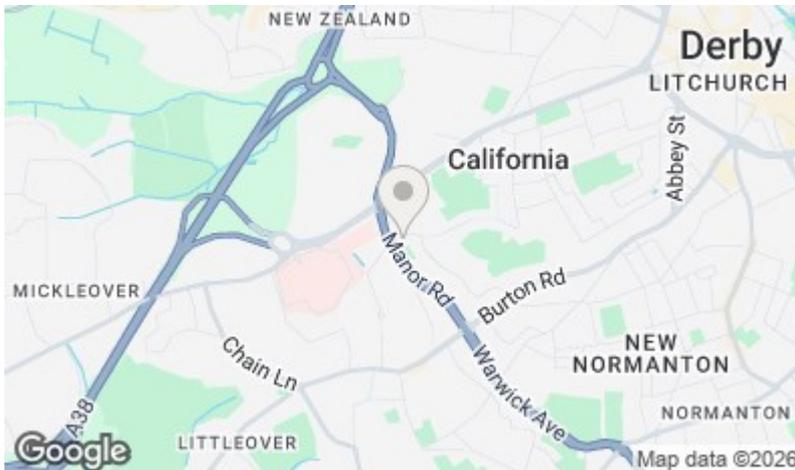


**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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