SCOFFIELD STONE
estate agents









27 Albany Road, Derby, DE22 3LW

£950 PCM

Scoffield Stone are delighted to offer to let A well presented two bedroom mid terraced house to let on Albany Road, Derby. Featuring two double bedrooms, a spacious lounge/diner, fitted kitchen, enclosed rear garden and driveway parking. Conveniently located near Royal Derby Hospital, Kingsway Retail Park and major road links, making everyday living straightforward.

EPC rating: C (69) Council Tax Band: B Deposit: £1,050 and a holding deposit of £215 (which goes towards the first months rent)

27 Albany Road, Derby, DE22 3LW

FULL DESCRIPTION

Situated in a convenient suburban location, close to Royal Derby Hospital, this well presented two bedroom mid terraced house on Albany Road, Derby, offers comfortable and practical accommodation ideally suited to professionals, couples or small households. With two double bedrooms, off road parking and an enclosed rear garden, the property combines everyday convenience with easy access to local amenities and transport links.

The ground floor accommodation begins with a welcoming entrance hall, complete with fitted shoe storage, leading through to a spacious lounge and dining room. Featuring wood effect laminate flooring, neutral décor and a traditional fireplace with living flame gas fire, this versatile space is ideal for relaxing or entertaining. The fitted kitchen offers Beech effect cabinetry, contrasting worktops, a breakfast bar and space for essential appliances, together with direct access to the rear garden. Upstairs, two well proportioned double bedrooms provide flexible accommodation, complemented by a family bathroom with a shower over the bath. Outside, a private driveway provides parking for one vehicle, while the enclosed rear garden features a paved patio and space for outdoor enjoyment.

Albany Road enjoys a convenient position within Derby, particularly appealing to those working at nearby Royal Derby Hospital. Kingsway Retail Park provides a selection of popular shops and everyday amenities, while Derby city centre offers further shopping, restaurants, leisure facilities and cultural attractions. Local schooling options serve the surrounding residential neighbourhoods, with bus services providing connections across Derby. Excellent road accessibility includes the nearby A38, A50 and A52, offering convenient routes towards Burton upon Trent, Nottingham and the wider Midlands motorway network.

Entrance Hallway

A welcoming entrance hall featuring wood effect laminate flooring and neutral décor, creating a bright and practical introduction to the home. Accessed via a partially obscured UPVC double glazed front entrance door, the hallway also benefits from a radiator and fitted shoe storage cupboard.

Lounge/Diner



A comfortable and versatile living and dining space, finished with wood effect laminate flooring and neutral décor. A front facing UPVC double glazed window with roller blind provides natural light, while an Adam style fireplace with hearth and inset living flame gas fire creates an attractive focal point. Additional features include wall lighting, a radiator and television, telephone and cable connection points. The room offers flexibility for both everyday relaxation and dining.

Kitchen

10'5" x 8'1" (3.18 x 2.47)



A practical and well appointed kitchen featuring a range of Beech effect wall and base units, complemented by stone effect roll edge worktops and tiled splashbacks. A breakfast bar with three stools provides an informal dining area, while an inset stainless steel sink with drainer and chrome monobloc mixer tap completes the workspace. The kitchen also accommodates a freestanding cooker and fridge freezer, with additional undercounter space and plumbing for a washing machine. Finished with wood effect laminate flooring and neutral décor, the room benefits from a rear

facing UPVC double glazed window with roller blind, a partially obscured glazed door providing direct garden access and a radiator.

Stairs and Landing
A carpeted staircase rises to the first floor landing, which continues the property's neutral decorative scheme. Access to the roof space is provided via a fitted loft ladder.

Bedroom One
12'7" x 10'7" (3.84 x 3.25)



A generously proportioned principal bedroom featuring two front facing UPVC double glazed windows with roller blinds, allowing plenty of natural light. Finished with carpeting and neutral décor, the room also benefits from a radiator, cable connection point and a useful overstairs airing cupboard housing the hot water cylinder.

Bedroom Two
12'5" x 5'10" (3.79 x 1.79)



A well presented second bedroom enjoying natural light from two rear facing UPVC double glazed windows, both fitted with ventilation blinds and curtains. The room features carpeting, neutral décor and a radiator, offering flexible accommodation suitable for use as a bedroom, guest room or home office.

Bathroom
6'2" x 5'9" (1.88 x 1.76)



A neatly presented family bathroom fitted with a three piece suite comprising a panelled bathtub with chrome taps and an electric shower over, a pedestal wash hand basin with chrome taps and a low level flush WC. Complementary tiled splashbacks, wood effect laminate flooring, recessed ceiling lighting and a radiator complete the room.

OUTSIDE

Frontage and Driveway



To the front of the property is a tarmacadam driveway providing convenient off road parking for one vehicle.

Rear Garden



To the rear is an enclosed and private garden, providing a pleasant outdoor space for relaxation and entertaining. A paved patio offers an ideal setting for garden furniture and outdoor dining during the warmer months.

What3words

///cube.arena.swim

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: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone great, Three great, EE great
Parking: Driveway and On Street
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
Title register restrictions
- The 2015 Transfer contains restrictive covenants, which may limit how the property can be used or changed. The register extract does not give their terms; the filed copy of the Transfer should be checked.
No environmental risks recorded

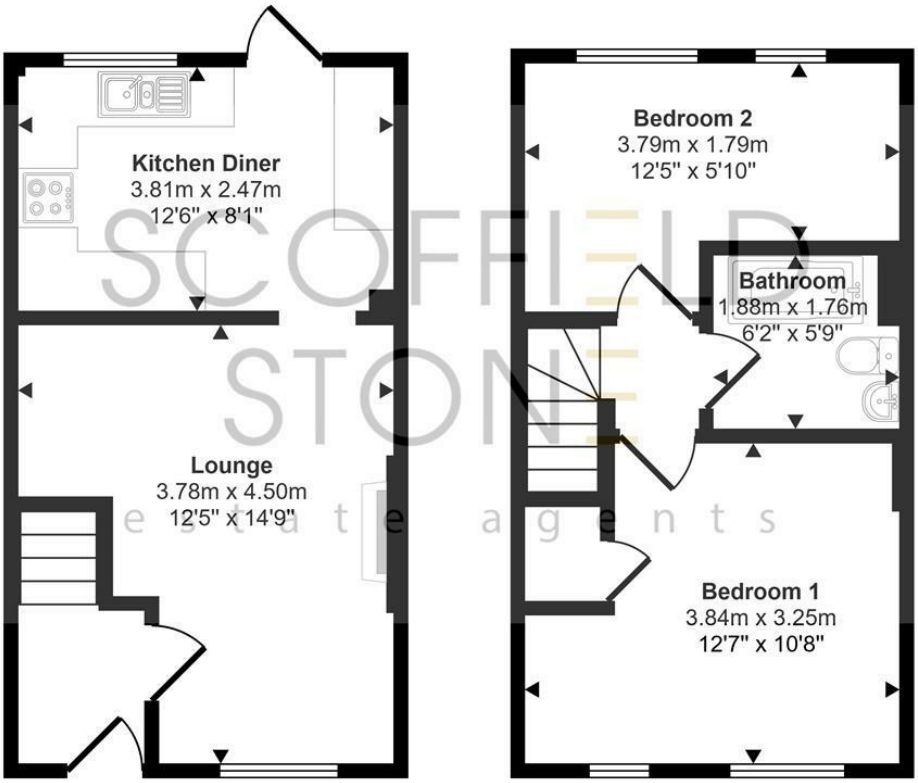
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.

Disclaimer 03/2021

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.

Approx Gross Internal Area
54 sq m / 582 sq ft

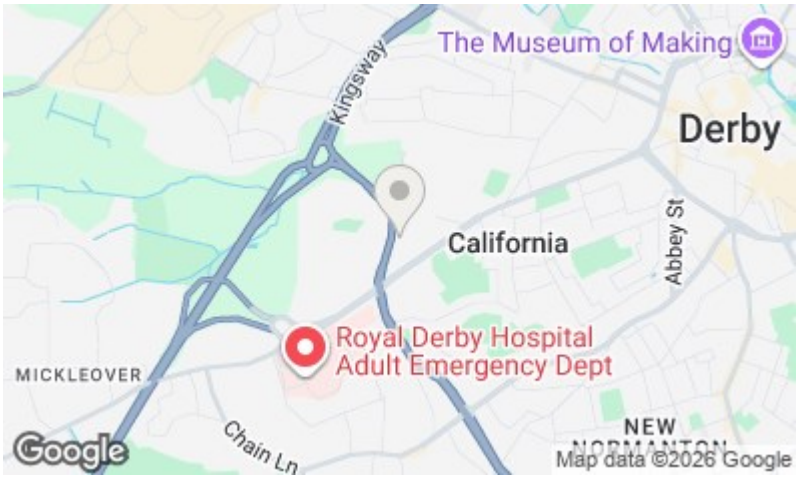


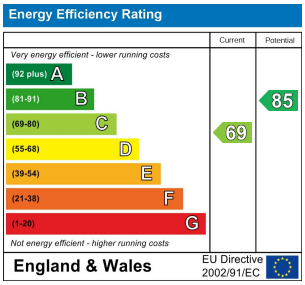
SCOFFIELD STONE estate agents

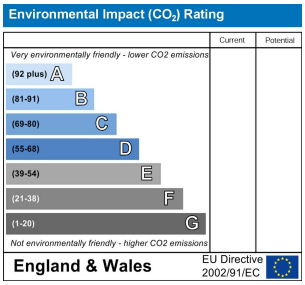
Ground Floor
Approx 27 sq m / 291 sq ft

First Floor
Approx 27 sq m / 292 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.







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

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

Co Reg No. 8975758 VAT No. GB186513980