

27 St. Pancras Way, Derby, DE1 3TH

£950 PCM

Nestled in the charming area of St. Pancras Way, Derby, this delightful semi-detached house offers a perfect blend of modern comfort and inviting warmth. Spanning an area of 592 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat.

Rent includes Broadband connection, EPC; C (76), Council tax B, Deposit: £1095 which includes a holding deposit of £215

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Full Description

Upon entering, you will be greeted by a newly decorated interior that provides a fresh and contemporary feel. The reception room provides a welcoming space for relaxation and entertaining, while the newly fitted kitchen is both stylish and functional, equipped to meet all your culinary needs. The addition of new carpets and flooring throughout enhances the overall aesthetic, ensuring a clean and polished look.

The property, built in 1997, benefits from a well-thought-out layout that maximises space and light. The bathroom is conveniently located, serving the bedrooms and reception area with ease.

St. Pancras Way is a desirable location, offering a peaceful residential atmosphere while remaining close to local amenities and transport links. This home presents an excellent opportunity for those looking to settle in a vibrant community with all the conveniences of modern living.

In summary, this semi-detached house is a wonderful opportunity for anyone seeking a move-in ready home in Derby. With its recent renovations and prime location, it is sure to attract interest from a variety of tenants. Do not miss the chance to make this lovely property your home.

Entrance Hallway

Good sized entrance hallway, with Karndean flooring and newly neutrally decorated walls, radiator and double glazed composite door with frosted glass panels

Kitchen

9'8" x 5'7" (2.962 x 1.717)



A brand new kitchen with a variety of white wall and base units and drawers to match, with marble effect square worktop and matching up stands. Walls are decorated neutrally and with laminate flooring, Integrated electric oven, hob and extractor fan, stainless steel sink with hot and cold mixer tap and draining board, standard strip light, a space and plumbing for a washing machine, and space for a fridge freezer. A built in storage cupboard with shelving and uPVC double glazed window.

Lounge

11'9" x 14'2" (3.601 x 4.342)



Walls newly neutrally decorated and brand new carpet to the flooring, radiator, wooden panelled door with silver handles, standard pendant light fittings, tv and telephone sockets and french uPVC doors leading out the enclosed rear garden.

Stairs and Landing

Brand new carpet to flooring and newly decorated neutral walls. Wooden stair bannister with spindles and wooden posts, standard light pendant, loft hatch and an attached ladder & smoke alarm.

Bathroom

5'6" x 6'3" (1.684 x 1.921)



Laminate flooring to floor, walls are mainly multi panelled and newly neutrally painted wall, brand new white bathroom suite comprises, bath with black hot and cold mixer taps, mains connected black mixer shower, basin and vanity unit with a hot and cold mixer tap and wc. Black heated towel rail, standard enclosed light fitting, ceiling extractor fan, glass fronted bathroom cabinet and wooden panelled door with silver handles.

Bedroom One

8'10" x 11'10" (2.713 x 3.616)



Walls newly neutrally decorated, brand new carpet to flooring, radiator, uPVC double glazed window, tv and telephone socket, standard pendant light fitting and wooden panelled door with silver handles

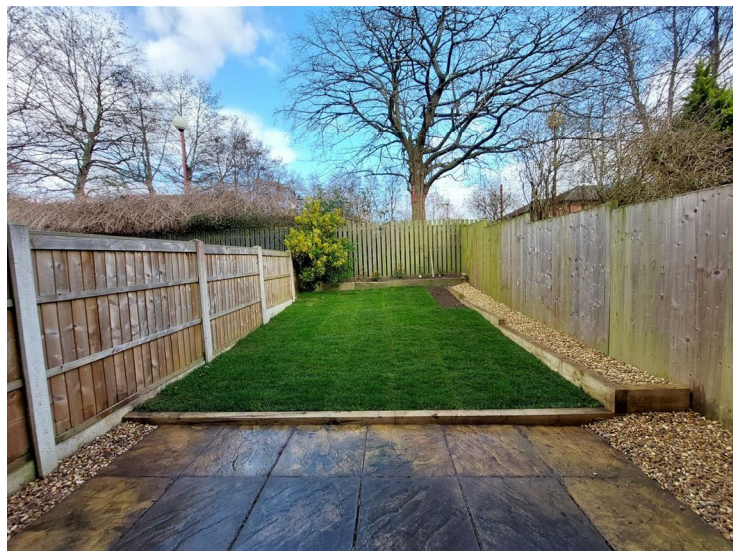
Bedroom Two

11'9" x 8'5" (3.603 x 2.587)



Walls newly neutrally decorated, brand new carpet to flooring, radiator, uPVC double glazed window, standard pendant light fitting, built in storage cupboard with hanging rail and wooden panelled door with silver handles

Outside Rear



An enclosed rear garden, mainly laid to lawn with a slabbed patio area and a side gate access leading to the front of the property.

Outside Front

Tarmac driveway with allocated parking spaces, and pebble border and an outside tap, a small slabbed path area with canopy porch leading to the front door of the property.

What3Words

///lift.hurt.exam

Material Information

Verified Material Information

Monthly rent: £950

Council tax band: B

Council tax annual charge: £1639.05 a year (£136.59 a month)

Tenure: Freehold

Property type: House

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: ADSL copper wire

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

Parking: Driveway and Off 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: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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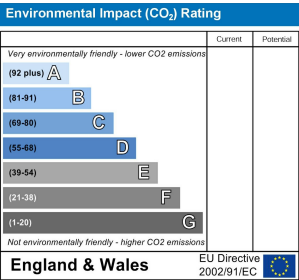
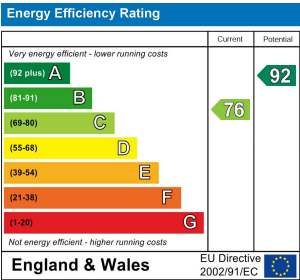
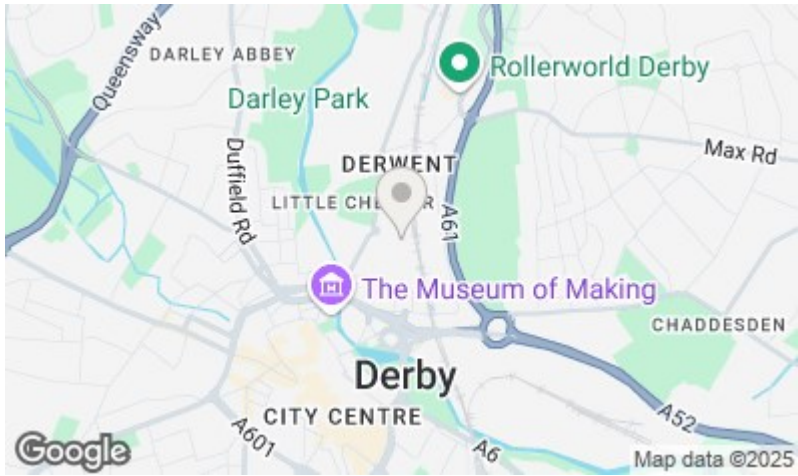
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer 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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