



11 Shenington Way, Oakwood, Derby, DE21 2QE

£850 PCM

Available Now. Scofield Stone are delighted to offer this beautifully appointed two-bedroom neutrally decorated townhouse situated within the heart of Oakwood, which benefits from gas central heating and double glazing. Internally the accommodation comprises; a lounge with open-plan access to a dining kitchen with integrated appliance and access to the rear. To the first floor are two bedrooms and a bathroom with a shower. Outside the house has a garden area to the rear which is laid for ease of maintenance with artificial turf and to the front there is a further garden, a private car parking space in a parking area to the side of the neighbouring property, and further on street car parking.

Council Tax Band: A. EPC Rating: C. Deposit £980, which includes a holding deposit of £195.

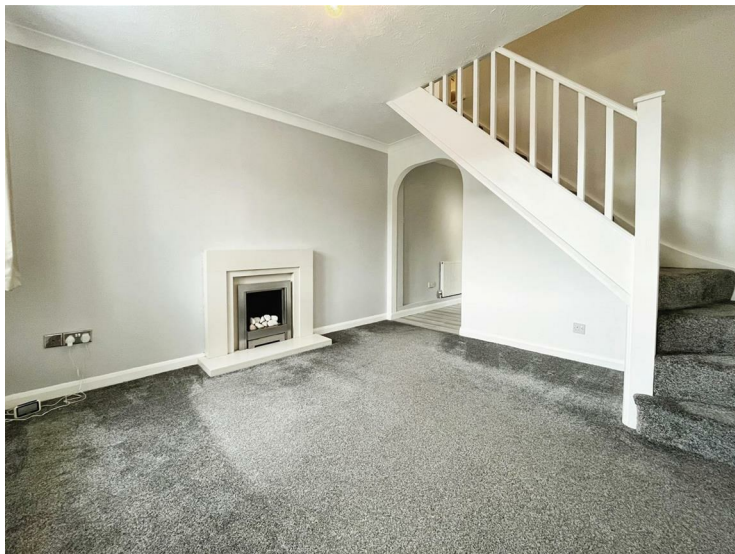
Full Description

Entrance Lobby

Having carpeted flooring, UPVC double glazed window, storage cupboard, obscured glass door leading to:

Lounge

12'0" x 11'9" (3.68 x 3.59)



Having carpeted flooring, UPVC double glazed window, neutrally decorated with coving to ceiling. Having satellite/internet access points, multiple sockets, gas fireplace and radiator

Kitchen

8'3" x 12'0" (2.54 x 3.67)



Having wooden effect laminate flooring, decorated with half neutrally painted and half grey tiled. UPVC double glazed window and door. Granite effect worktop. A good amount of wall and floor kitchen units cupboard space, with space for washing machine and dishwasher, electric oven and hob, cream sink/draining board/vegetable preparation with mixer tap. Multiple sockets and radiator

Stairs & Landing

Stairs and landing are carpeted, neutrally decorated with coving to ceiling and plug socket. Leading to:

Bathroom

5'7" x 5'6" (1.72 x 1.70)



Having tiled flooring, fully tiled walls. Obscured double glazed UPVC window, low flush wc, basin with chrome monobloc tap, bath with electric shower head overhead.

Bedroom One

9'11" x 8'4" (3.03 x 2.56)



Having carpeted flooring, neutrally decorated with UPVC double glazed window, coving to ceiling. Having multiple sockets, radiator and built in wardrobes spanning the width of the room. Standard light fitting

Bedroom Two

8'5" x 6'0" (2.57 x 1.85)



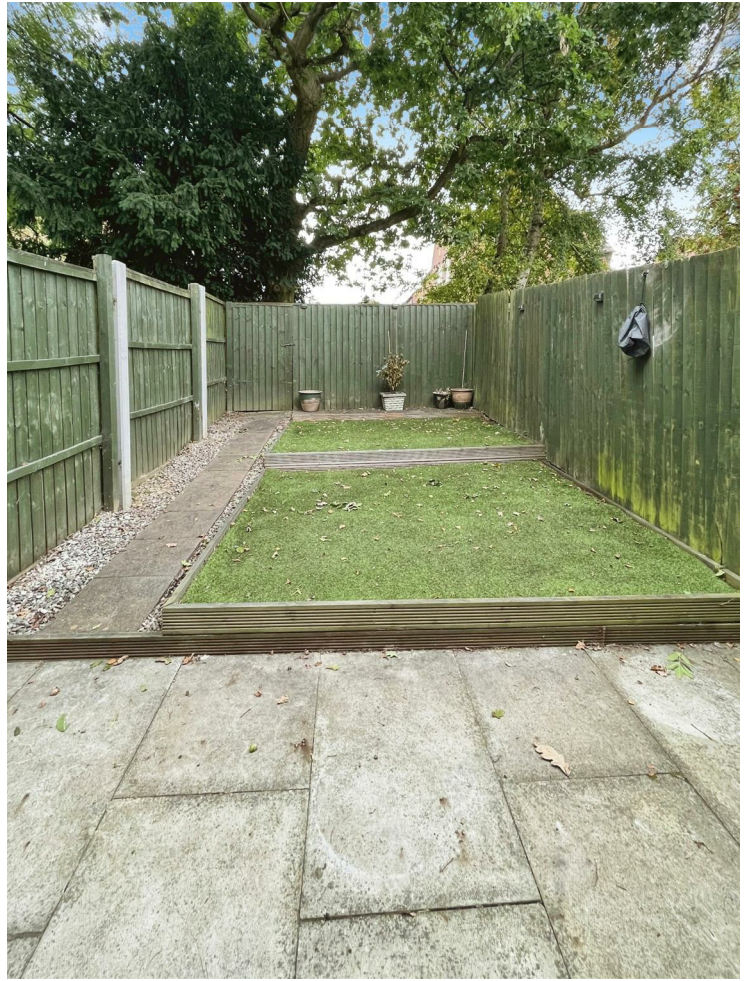
Having carpeted flooring, neutrally decorated with UPVC double glazed window, coving to ceiling. Multiple sockets, radiator and standard light fitting. Cupboard storage, housing boiler

Outside Front



Having slate garden with paved walkway leading to entrance door

Outside rear



With patio to back door, part astroturfed with outside tap and tiled pathway leading to rear gateway having access to parking

What3Words

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Material Information

Verified Material Information

Monthly rent: £850

Council tax band: A

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: FTTP (Fibre to the Premises)

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

Parking: Rear and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: Yes

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: C

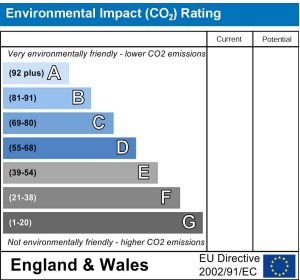
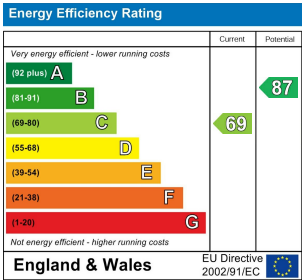
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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





Mickleover Office
11 The Square,
Mickleover,
Derby DE3 0DD

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