



1 Netley Road, Boulton Moor, Derby, Derbyshire, DE24 5BB

£1,050 PCM

Scofield Stone are delighted to bring to market 'To Let' this three-bedroom, three-storey property, situated in this extremely convenient location with close transport links to all local commuting routes including the A50 and Raynesway. The accommodation briefly comprises; an open plan kitchen, dining room and sitting room, bathroom, and three bedrooms. It also benefits from a private garden to the rear and off-road parking.

EPC rating: B (82). Council Tax Band: C. Deposit £1,210 and a holding deposit of £240 which will go towards the successful applicants first months rent.

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Open Plan Kitchen/Lounge/Dining room

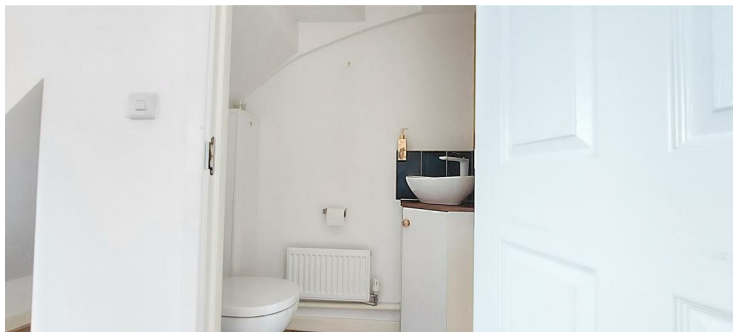


Open Plan kitchen diner/lounge all immaculately presented with wooden flooring and neutrally decorated, uPVC window and french doors leading to the garden. The kitchen area has an integrated oven, hob, and extractor fan, and black finish sink, half bowl, draining board, a variety of modern contemporary wall, and base kitchen units, with a breakfast bar with rolled-edged worktops.

Entrance Hallway

Neutrally and newly decorated, wooden flooring, radiator stairs leading to the first floor.

Downstairs cloakroom



This benefits from a white suite comprising a basin and toilet, wooden flooring, and neutrally decorated.

Bedroom One



Master bedroom located on the second floor, with carpet to flooring and neutrally decorated, Velux windows, radiator.

Bedroom Two



Double bedroom with carpet to floor, neutral decor, newly decorated, uPVC windows and radiator.

Bedroom Three

Single bedroom with carpet to floor, neutral decor, uPVC windows and radiator.

Bathroom



A generous sized family bathroom with a white suite comprising a bath with glass shower screen and shower, basin with hot and cold taps, and toilet, seat, and lid. The flooring is wooden effect vinyl.

Rear Garden



Very low maintenance rear garden with artificial grass, wooden decking area, and patio with wooden garden shed. All enclosed with a wooden fence and side gate.

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Outside front

Pathway to the front door, tarmac driveway to the side of the property with a gate leading to the rear garden.

Material Information

Verified Material Information

Monthly rent: £1050

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: B

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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

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: Yes

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.

Location/ What 3 Words

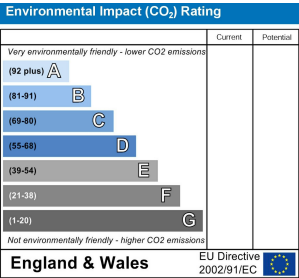
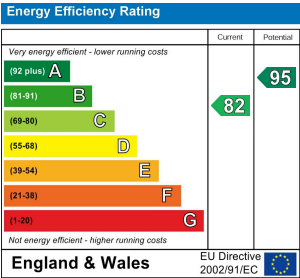
what3words ///hurt.resort.nightfall

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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