



Independent
Estate Agents &
Lettings Management

RESERVED

01283 534818

54 Station Road

, Rolleston on Dove Burton-On-Trent, DE13 9AA

£895



Beautifully presented renovated two bedroom mid terraced property over 3 floors benefiting from uPVC double glazing and gas central heating. Off road parking for one car. Comprising off lounge, open kitchen diner with french doors leading to enclosed garden. The 1st floor consists of master bedroom with fitted wardrobe and bathroom with white suite with bath and shower enclosure. A further staircase leads to the first floor providing a 2nd bedroom with fitted storage cupboard. Close to village amenities, A38 and A50 for the commuter. EPC D. Council tax B



Requirements

Reservation fee = 1 weeks rent - £206.53 this will be allocated to the first months rent.

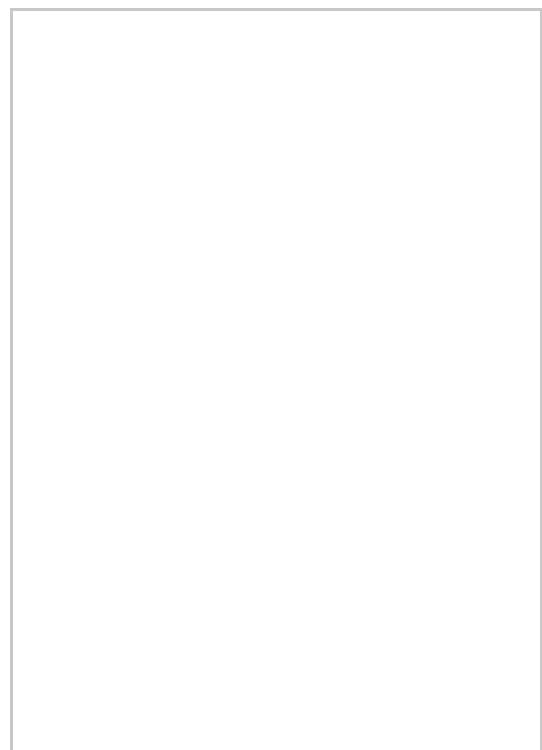
Security deposit £1032.69 to be paid in clear funds 7 days prior to move - lodged with the Deposit Protection Scheme prior to move in.

On move in

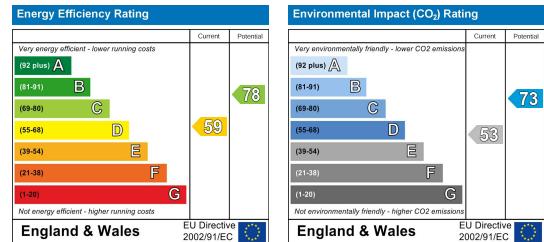
One months rent in advance - less the 1 week paid on reservation



Floor Plans



Energy Efficiency Graph



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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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