Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

113 St James Road, Derby, DE23 8QW

£800 Per Calendar

2 1 2 D

Two bedroom mid terrace house which benefits from gas central heating and double glazing.

In brief the accommodation comprises: A lounge, dining room and modernised kitchen with space for appliances and rear pantry. To the first floor are two good sized bedrooms. the second bedroom has a modern bathroom with bath and shower over.

Outside the property benefits from a garden to the rear and to the front there is on street car parking.

The vibrant City Centre of Derby, with its wealth of bars, restaurants and the Intu Shopping Centre is a short car journey / bus ride away and the house is well positioned for local shops and amenities

This smartly presented property should be viewed to be fully appreciated.

ACCOMODATION
Entering the property through a double glazed front door into:

LOUNGE
11'1" x 11'1" (3.40 x 3.40)
With a double radiator, double glazed window to the front elevation, original storage cupboard and wall mounting fire.

INNER LOBBY
With useful storage area housing meters.

DINING ROOM
11'1" x 11'1" (3.40 x 3.38)
With a double glazed window to the rear elevation, staircase to the first floor and radiator.

KITCHEN
8'9" x 6'5" (2.67 x 1.96)
Modern kitchen to include a range of work surfacing, preparation areas, wall and base cupboards and freestanding cooker. Double glazed window to the side elevation and there are useful kitchen drawers, double glazed door to the rear elevation and wall mounted boiler providing domestic hot water and central heating.

TO THE FIRST FLOOR.

LANDING
With access to the loft.

BEDROOM ONE
11'3" x 11'1" (3.43 x 3.40)
With double glazed window to the front elevation and radiator.

BEDROOM TWO
11'3" x 11'1" (3.43 x 3.38)
With double glazed window to the rear elevation, radiator.

ACCESS THROUGH BEDROOM TWO INTO:

BATHROOM
12'0" x 6'5" (3.68 x 1.96)
The bathroom has a low level WC, pedestal wash hand basin and bath. Double glazed window, complimentary tiling and radiator.

OUTSIDE
The property benefits from a garden area to the rear and to the front there is on street car parking.

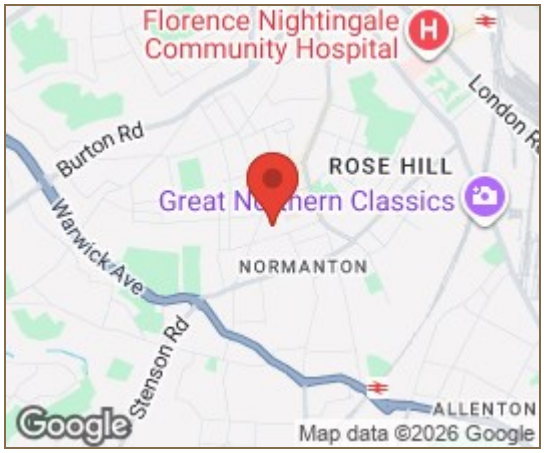
PLEASE NOTE
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

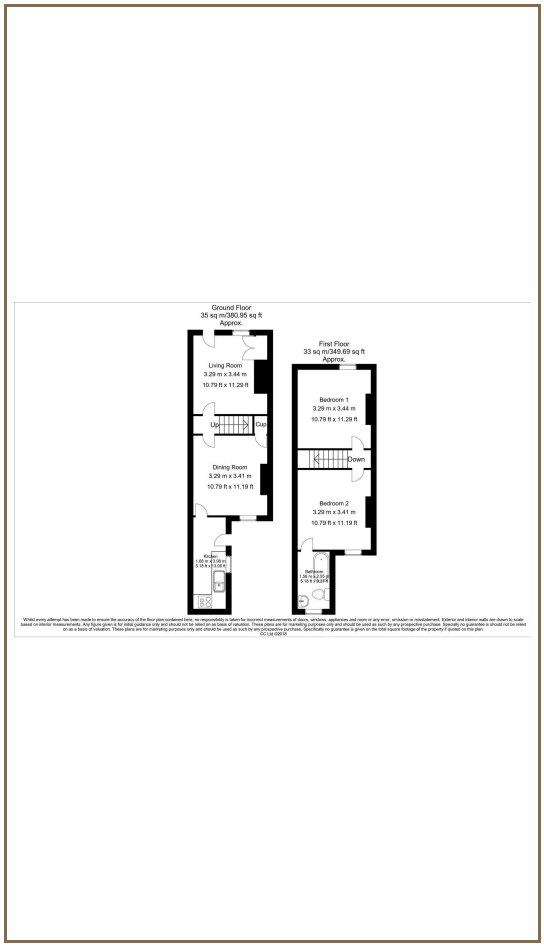
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer or contract.
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

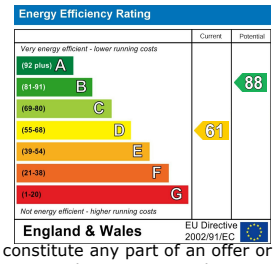
Area Map

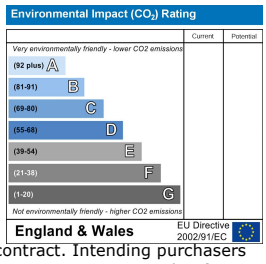


Floor Plans



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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