



**500A Duffield Road, Allestree, Derby, DE22 2DJ**

**£695 Per Calendar**



A highly conveniently positioned and spacious one bedroom bungalow close to local shops, frequent public transport service along Duffield Road (A6) and the beautiful Allestree park.



This impressive home features both UPVC double glazed windows and doors, gas central heating via a combination boiler and briefly comprises, entrance hall, spacious living room, study area leading into a shower room, a modern fitted kitchen has an electric oven, hob and fridge freezer, rear hallway with washing machine and a spacious bedroom.

Externally there is a seating area and driveway for one car accessed from Derwent Avenue.

ACCOMMODATION

MAIN HALLWAY

Front UPVC double glazed door, inset floor mat, door into:

LIVING ROOM

13'8" x 13'1" (4.17m x 3.99m)  
A large room with UPVC double glazed French doors and windows, fireplace with inset electric fire, media connections, radiator.

STUDY

9'6" x 5' (2.90m x 1.52m)  
The perfect home office space, access off into:

SHOWER ROOM

9'1" x 8'5" (2.77m x 2.57m)  
Tiled shower enclosure with an electric shower over, low level WC and wash basin sat on a vanity unit, UPVC double glazed window, column radiator.

KITCHEN

9'9" x 9'2" (2.97m x 2.79m)  
Appointed with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, sink and drainer, electric oven and hob, upright fridge freezer, UPVC double glazed window, radiator.

REAR HALLWAY

UPVC double glazed door, tiled floor, rear UPVC double glazed window, access into the kitchen and bedroom.

BEDROOM

11'9" x 11'6" (3.58m x 3.51m)  
A generous double bedroom with two UPVC double glazed windows, radiator. A double divan bed can be included.

OUTSIDE

Seating area and driveway for car parking for one vehicle. No gardening responsibilities are required.

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.

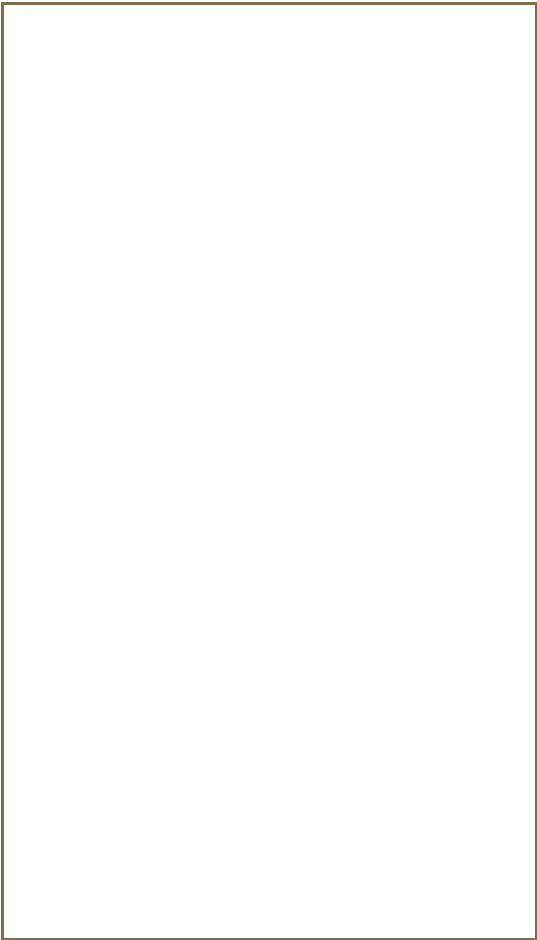
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer 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.

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. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

Area Map



Floor Plans



Energy Efficiency Graph

