



30 Rossington Drive, Heatherton Village, Derby, Derbyshire, DE23 3UP

£895 Per Calendar



Enjoying a sought after location on Heatherton Village is this two bedroom mid-townhouse with driveway and enclosed rear garden.



Internally the neatly presented accommodation benefits from gas central heating and double glazed windows. The property is accessed from the main front door beneath a covered storm porch into an entrance hallway with stairs to the first floor. The recently refitted kitchen is positioned to the front of the property and whilst compact has integrated cooking appliances and space for all other necessary appliances along with a variety of wall and base store units. The generous lounge enjoys a pleasant rear aspect with access to the patio through sliding doors, there is also a useful store cupboard. To the first floor there is a landing with loft access, spacious master bedroom with dressing area recess and built in cupboard, good sized single bedroom two and main bathroom in white with shower.

Externally, to the front of the property is a driveway providing off road parking leading to the storm porch covering the front door . The rear garden is enclosed by timber fencing also having a lawn, patio, shed and gated front access.

Heatherton Village is a relatively modern development comprising a full array of property types with many open green areas and cycle paths. There is a convenient parade of nearby shops with further amenities being found a short distance away in Littleover village. Ease of access can be sought into Derby city centre and also the A38 connecting to the A50, M1 and East Midlands Airport and other regional cities.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

With staircase leading to the first floor, radiator, smoke alarm and controls for central heating

KITCHEN

8'6" x 6'8" (2.59m x 2.03m)

Recently refitted to include a range of quality work surfacing/preparation areas, wall and base cupboards, an integrated electric oven, gas hob and extractor over. The kitchen has a sink with drainer beneath a window overlooking the front garden and there is space for a washing machine, useful kitchen drawers, tiling to the walls and cupboard housing boiler providing domestic hot water and central heating.

LOUNGE

14' x 12'11" (4.27m x 3.94m)

With patio door leading to the rear garden, double radiator and useful under stairs storage cupboard.

LANDING

With smoke alarm.

BEDROOM ONE

12'11" x 11'6" (3.94m x 3.51m)

With two windows overlooking the front elevation, radiator and airing cupboard.

BEDROOM TWO

11'1" x 6'6" (3.38m x 1.98m)

With window overlooking the rear elevation and radiator.

BATHROOM

With low level WC, pedestal wash hand basin and bath with shower over the bath, complimentary tiling, frosted window and extractor fan.

OUTSIDE

Outside the property benefits from a lawn garden to the rear and to the front there is 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

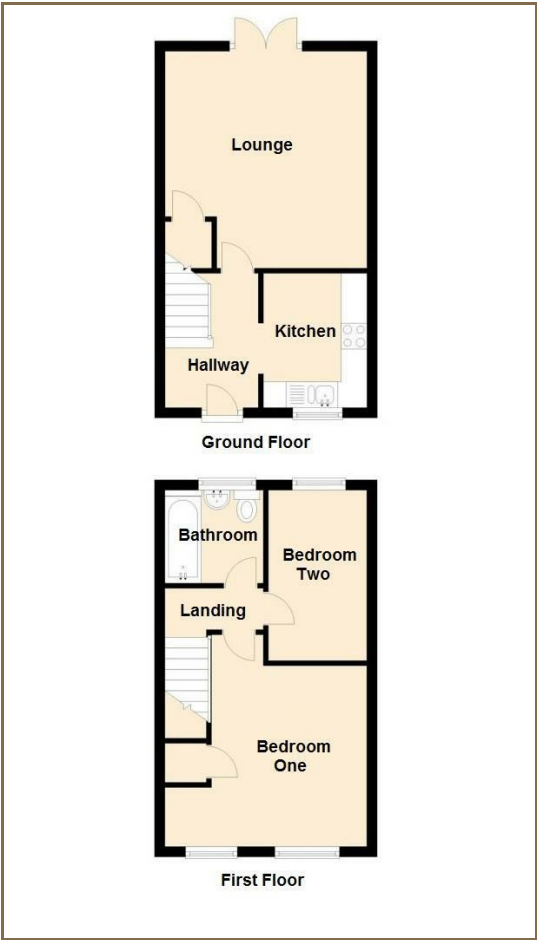
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

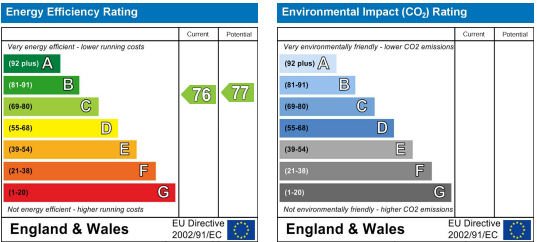
Area Map



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. 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

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