



## 35 Sherwin Street, Derby, DE22 1GP

**£975 Per Calendar**



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The UPVC double glazed and gas centrally heated accommodation comprises, lounge, inner lobby with useful understairs store, dining room, kitchen and ground floor bathroom, three well proportioned first floor bedrooms, the third being a perfect home office.

Externally there is a pleasant enclosed yard.

Sherwin Street is located off Kedleston Road close to the University, city centre and the A38 road network.

### ACCOMMODATION

#### LOUNGE

11'3 x 11'0 (3.43m x 3.35m)

Entering the property through a composite front door, inset floor mat and newly carpeted, twin UPVC double glazed windows, radiator.

#### INNER LOBBY

With useful understairs store cupboard.

#### DINING ROOM

12'3 x 11'1 (3.73m x 3.38m)

A second spacious reception room being newly carpeted with rear facing UPVC double glazed window, stairs to first floor and radiator.

#### KITCHEN

8'11 x 6'11 (2.72m x 1.86m)

Appointed with a modern range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled

splashback, stainless steel sink and drainer, electric cooker and hob, space for an undercounter fridge, rear door and UPVC double glazed window, radiator, access into:

#### BATHROOM

7'4 x 5'11 (2.24m x 1.80m)

Fitted with a three piece suite comprising a panelled bath with shower attachment over and screen, wash basin and WC, UPVC double glazed window, radiator, plumbing for a washing machine and wall mounted combination boiler providing domestic hot water and gas central heating.

### FIRST FLOOR

#### STAIRS AND LANDING

Newly carpeted and passaged providing independent access to all first floor rooms.

#### BEDROOM ONE

11'3 x 11'1 (3.43m x 3.38m)

Newly carpeted, UPVC double glazed window and radiator.

#### BEDROOM TWO

12'3 x 7'10 (3.73m x 2.39m)

Newly carpeted, UPVC double glazed window, built in cupboard and radiator.

#### BEDROOM THREE

8'11 x 6'2 (2.72m x 1.88m)

A generous single bedroom or study, newly carpeted and having a rear facing UPVC double glazed window and radiator



## REAR

Enclosed rear garden with raised patio and patch of artificial turf. Gated access to front.

Street parking is available requiring a residents permit.

## 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.

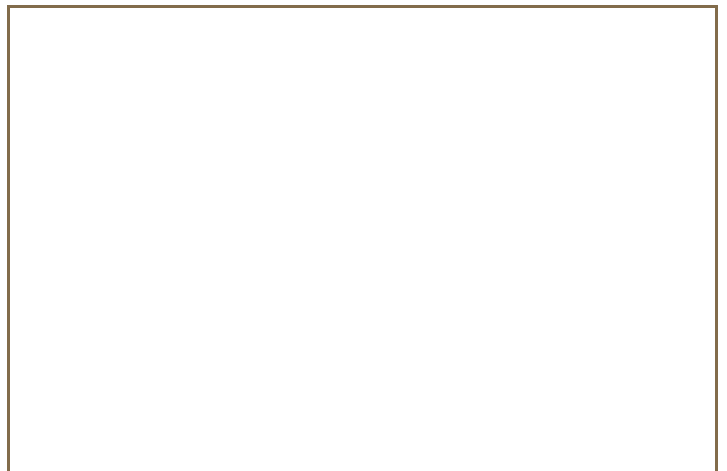
(2) These particulars do not constitute part or all of an offer or contract.

(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.



Road Map



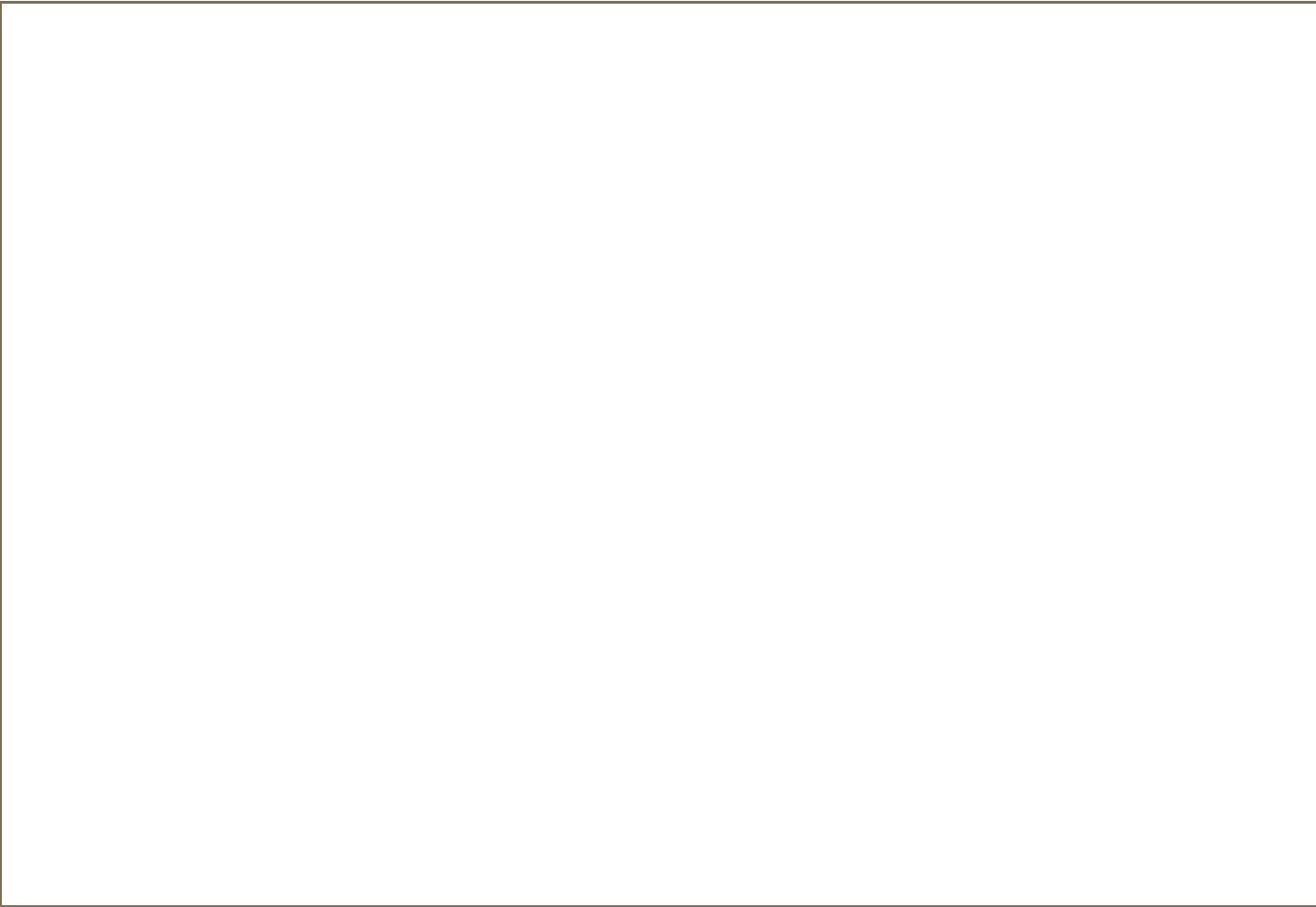
Hybrid Map



Terrain Map



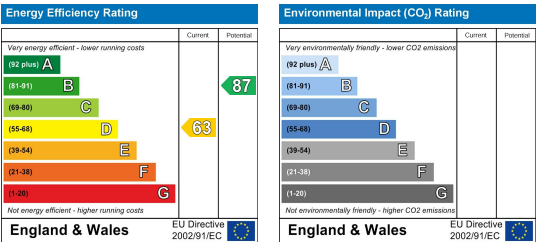
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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](http://www.boxallbrownandjones.co.uk)