

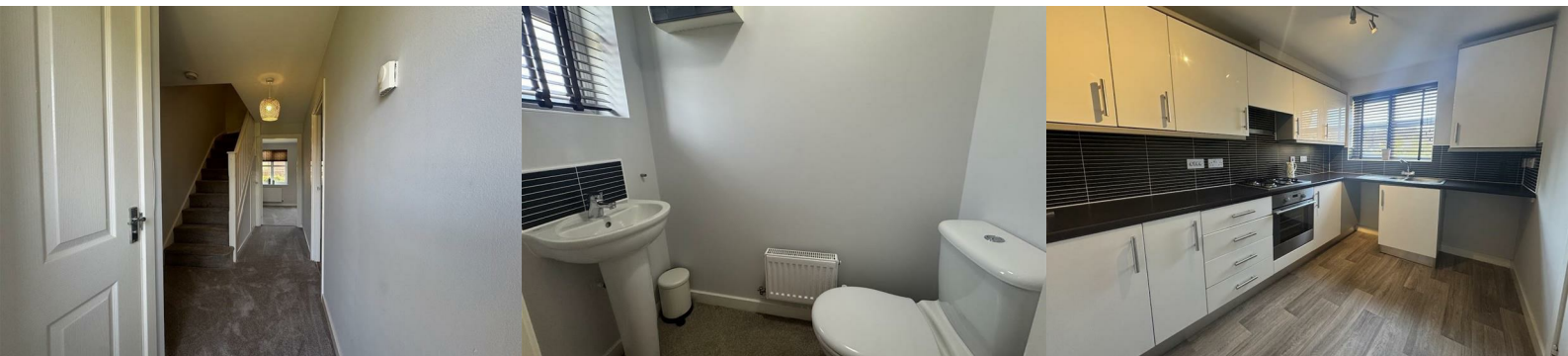


## 86 College Green Walk, Mickleover, Derby, DE3 9DW

**£1,250 Per Calendar**



A freshly decorated, with new carpets, three bedroom, three storey modern end town house. Includes a modern fitted kitchen, main bathroom and En-Suite to the master bedroom. The property also includes a garage and is nicely positioned facing an open public playing space and park.



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A particularly well presented three bedroom, three storey modern end town house including a modern fitted kitchen, main bathroom and En-Suite to the master bedroom. The property also includes a garage and is nicely positioned facing an open public playing space and park. AVAILABLE IMMEDIATELY!

The property is well positioned for the impressive range of amenities and facilities found within Mickleover, including supermarkets, post office, banks, popular public houses and schooling at all levels. It should be noted that ease of access can be sought to Derby City Centre and also to Derby Royal Hospital just a very short distance away.

### ENTRANCE HALLWAY

Composite and glazed door front door, stairs lead off to the first floor with useful store cupboard beneath, display shelving, telephone point and central heating radiator.

### GUEST CLOAKROOM

Fitted with a low level WC and pedestal wash hand basin, uPVC double glazed window with a fitted venetian blind and radiator.

### MODERN FITTED KITCHEN

11'0" x 7'7" (3.35 x 2.31)

Fitted with a good range of wall and base units with matching cupboard and drawer fronts in high white gloss, laminate work surfaces and tiled splashback, inset 1 ½ bowl sink and drainer, integrated electric oven, gas hob and extractor fan over, slim line dishwasher, space for automatic washing machine and tall fridge freezer. Wall mounted and concealed central heating boiler, uPVC double glazed window with a pleasant aspect across the small playing field and child's play area and central heating radiator.

### LOUNGE

14'1" x 11'10" (4.29 x 3.61)

UPVC double glazed windows and french doors giving access to the enclosed rear garden, display shelving, feature tiled chimney breast with an attached Sony flat screen TV and wiring for various media connections and central heating radiator.

### To the first floor:

#### LANDING

With a continuation of the staircase leading to the second floor, uPVC double glazed window to the front aspect, useful study area with built in store cupboard, radiator and built in airing cupboard.

#### BEDROOM TWO

11'6" x 8'1" (3.51 x 2.46)

UPVC double glazed window with a pleasant front aspect, display shelving and central heating radiator.

#### BEDROOM THREE

11'5" x 8'1" (3.48 x 2.46)

UPVC double glazed window overlooking the rear garden, display shelving and central heating radiator.

#### BATHROOM

7'1" x 6'0" (2.16 x 1.83)

Fitted with a bath with shower attachment, pedestal wash hand basin and low level WC, uPVC double glazed window, tiled floor and splash areas, central heating radiator and extractor fan.

#### Inserted room

### To the second floor:

#### LOBBY

Providing access into:

#### MASTER BEDROOM SUITE

##### BEDROOM AREA

13'11" x 10'10" (4.24 x 3.30)

(Plus recess)

uPVC double glazed window to the front elevation with a pleasant aspect, recess suitable for a store unit, shelf / television with TV aerial point, central heating radiator, open plan access into:

##### DRESSING ROOM

9'1" x 8'5" (2.77 x 2.57)

Double glazed Velux window, central heating radiator and giving access into:

## ENSUITE

9'11" x 5'9" (3.02 x 1.75)

Fitted with a three piece suite comprising a corner shower cubicle with bi-folding doors and mains chrome shower attachment, low level WC and pedestal wash hand basin, Velux window, central heating radiator and extractor fan.

### Outside:

To the front of the property there is pedestrian access to the main front door with a small gated fore court. Ease of access can be sought to the pleasant public playing space and child's park.

To the rear of the property there is an enclosed garden by timber fencing, expanse of lawn, paved patio and pathways and well stocked with a variety of plants and shrubs. Gated access leads to the properties allocated car parking space garage.

### 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



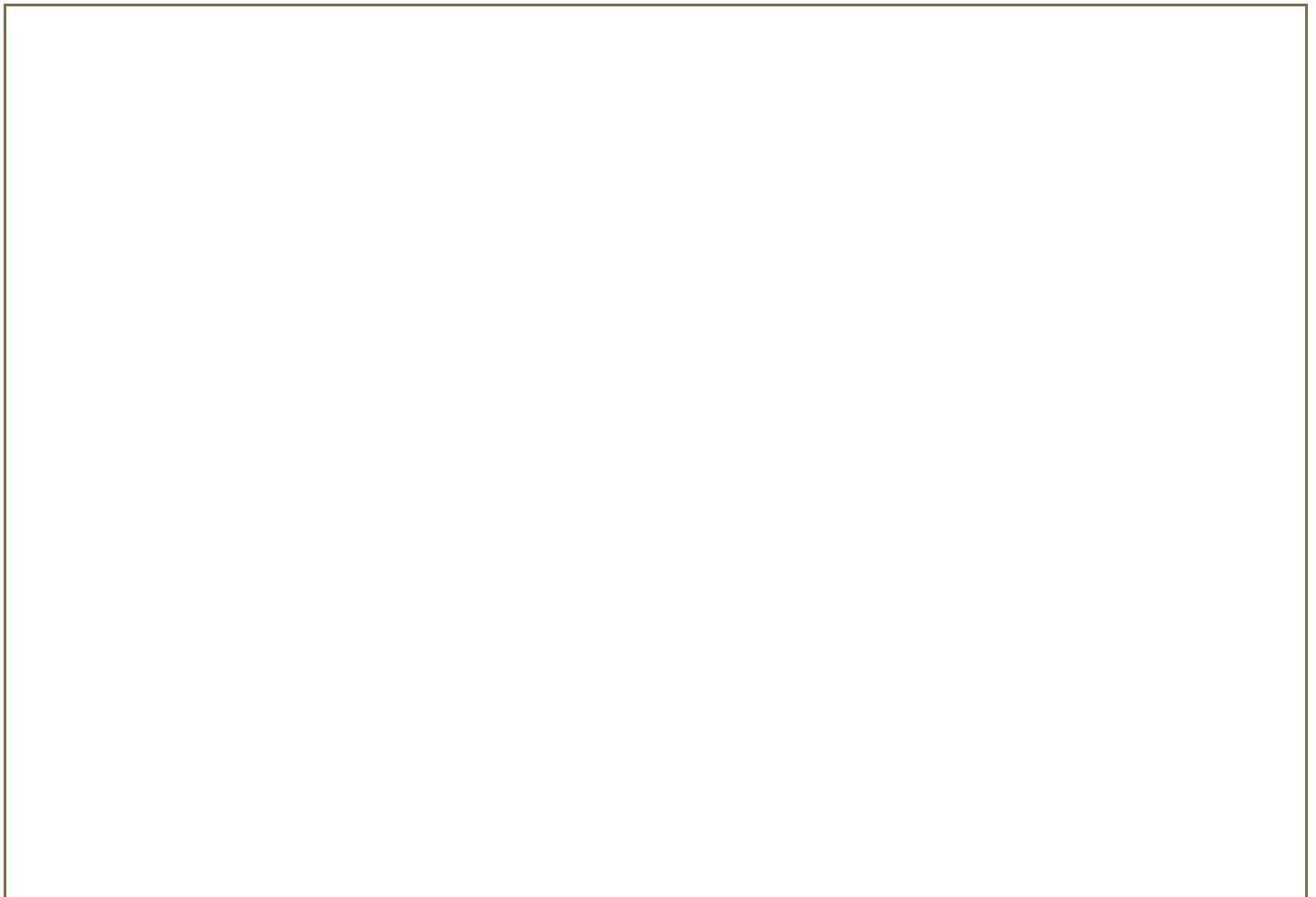
## Hybrid Map



## Terrain Map



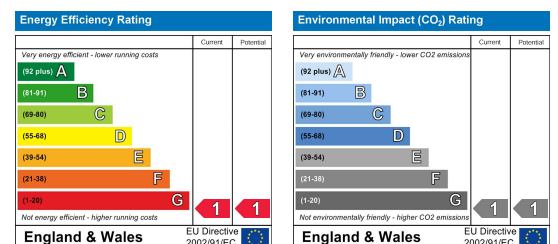
## Floor Plan



## 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 firm's 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 of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

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