



37 Fulham Road, Mackworth, Derby, DE22 4GB

£1,050 Per Calendar



A very smartly presented and freshly refurbished three bedroom semi-detached property in this ever popular location.



The gas centrally heated and UPVC double glazed accommodation which features new carpeting, new kitchen and bathroom along with fresh decoration throughout comprises, entrance hallway, large lounge, a fitted kitchen with integrated cooking appliances, separate dining / play room. To the first floor there is a generous landing area with store cupboard, three well-proportioned bedrooms and bathroom with shower over bath.

Externally, to the front there is a lawned front garden. To the rear there is a semi-enclosed garden with shared side access.

Mackworth is a popular residential location having an excellent range of local shopping facilities, schools and public green spaces. The city centre, Kingsway retail park and A38 are all within easy reach.

A quality rented home.

ACCOMMODATION

GROUND FLOOR

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

HALLWAY

Laminate flooring, stairs to first floor, radiator.

LOUNGE

14'9" x 10'8" (4.50m x 3.25m)

Spacious with new carpets, large UPVC double glazed window, radiator.

KITCHEN

11'10" x 9'3" (3.61m x 2.82m)

Very well appointed with a newly installed range of wall and base units with matching grey cupboard and drawer fronts, laminate work surfaces, composite sink and drainer, electric oven, hob and extractor fan over, space for an upright fridge freezer and washing machine, UPVC double glazed window and door to side, laminate flooring and understairs store cupboard.

DINING ROOM

10'2" x 9' (3.10m x 2.74m)

Accessed off the kitchen, also offering the potential as a playroom or home office. Having laminate floor covering, UPVC double glazed window and radiator.

FIRST FLOOR

LANDING

UPVC double glazed window, store cupboard.

BEDROOM ONE

11'2" x 10'4" (3.40m x 3.15m)

Newly carpeted with front facing UPVC double glazed window and radiator.

BEDROOM TWO

13' x 10'10" (3.96m x 3.30m)

Newly carpeted with rear facing UPVC double glazed window and radiator.

BEDROOM THREE

9'8" x 7'4" (2.95m x 2.24m)

A generous sized third bedroom newly carpeted, built in store cupboard also housing modern combination boiler, front facing UPVC double glazed window and radiator.

BATHROOM

7'10" x 5'4" (2.39m x 1.63m)

Smartly appointed with a new three piece white bathroom suite comprising a panelled bath with shower attachment and screen, wash basin and WC, attractive tiling, vinyl flooring, two UPVC double glazed windows and radiator.

OUTSIDE

Externally, to the front there is a lawned garden. To the rear there is a semi-enclosed garden with shared side access.

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.

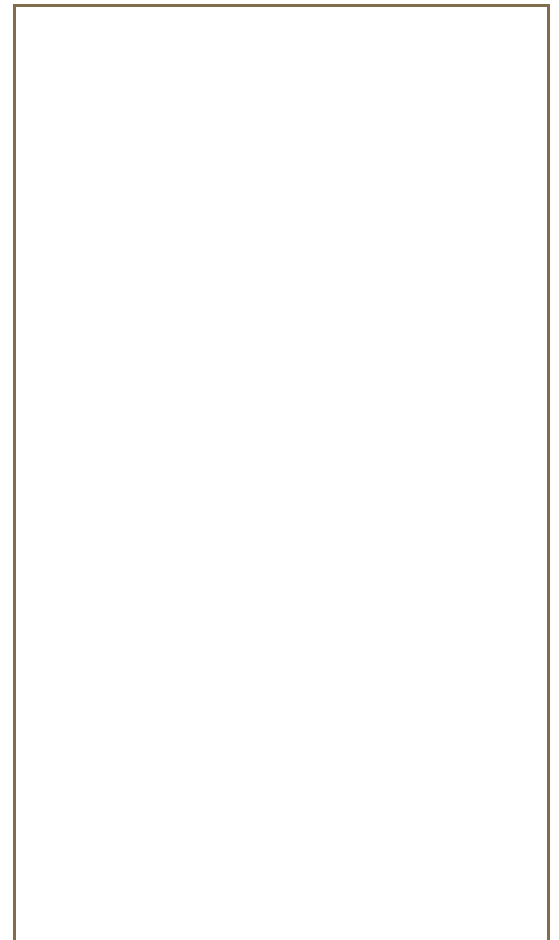
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer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

Area Map



Floor Plans



Energy Efficiency Graph

