



80 Vincent Street, Derby, DE23 8BU

**£800 Per Calendar
Month**



Situated in the heart of Derby, close to local shopping facilities in Normanton, this is a beautifully presented two bedroom terrace house which benefits from gas central heating, double glazing and a garden to the rear.



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Internally the accommodation briefly comprises a hallway, delightful lounge, inner lobby leading to a dining room with decorative feature fireplace and views to the garden. The property has a kitchen and there is access to a ground floor bathroom with shower over the bath and separate toilet with wash hand basin. To the first floor are two good size bedrooms and a further box room/study/nursery which is a particularly useful space and advantage of the property.

Outside the property benefits from a garden area to the rear and to the front there is on street car parking.

Vincent Street is a highly sought after residential location, close to the thriving centre of Normanton with plentiful facilities. The vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre is a short distance away and the property is well positioned for ease of access to the ring road giving onward travel to the A50, A52 and A38.

Viewing highly recommended.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

With laminate floor and access to:

LOUNGE

8'6" x 11'8" (2.59m x 3.56m)

With two double glazed windows overlooking the front elevation, double radiator, decorative fireplace and meter cupboard.

INNER LOBBY

With useful understairs storage cupboard housing meter boxes.

DINING ROOM

11'9" x 11'8" (3.58m x 3.56m)

With a decorative feature fireplace, double radiator, wooden dado rail and double glazed window to the rear elevation.

KITCHEN

8'11" x 6'8" (2.72m x 2.03m)

With a range of work surface/preparation areas, wall and base cupboards and freestanding gas cooker. The kitchen has a stainless steel sink unit beneath a double glazed window overlooking the side elevation and there is a door leading to the rear, appliance space and access to:

BATHROOM

5'3" x 5'11" (1.60m x 1.80m)

With a bath with shower over, heated towel rail and two frosted double glazed windows. Door to:

TOILET

4' x 5'3" (1.22m x 1.60m)

With low level WC, wash hand basin, radiator and frosted double glazed window.

TO THE FIRST FLOOR

LANDING

With access to the loft.

BEDROOM ONE

11'9" x 11'11" (3.58m x 3.63m)

With double glazed window to the front elevation and double radiator.

BEDROOM TWO

8'4" x 11'7" (2.54m x 3.53m)

With double glazed window to the rear elevation, double radiator and useful storage cupboard with clothes hanging space.

BOX ROOM/NURSERY/STUDY

6'10" x 8'11" (2.08m x 2.72m)

(Maximum measurement)

This is a particularly versatile room which has a variety of uses including a nursery, study or additional storage space. The room has a double glazed window to the rear, wall mounted cupboards, double radiator and cupboard housing boiler providing domestic hot water and central heating.

OUTSIDE

Outside the property benefits from a garden to the rear which has a range of well stocked borders, mature trees and yard area.

To the front elevation there is on street 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.

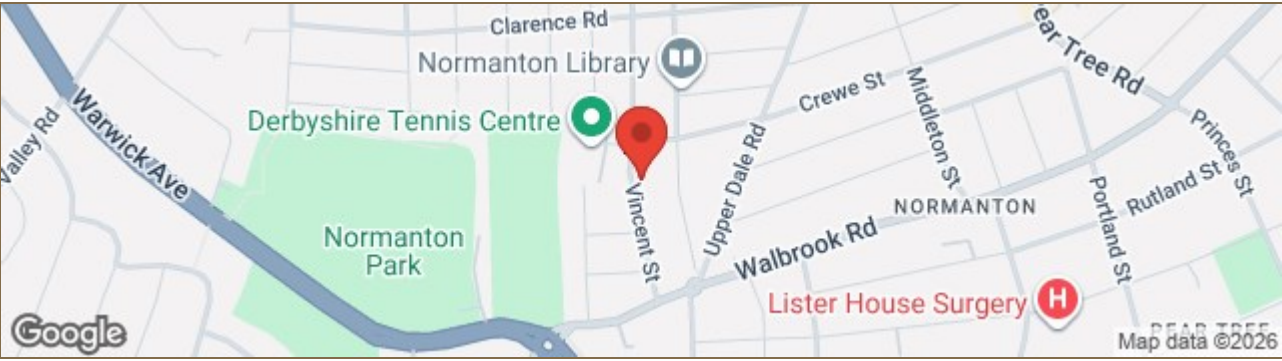
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(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.

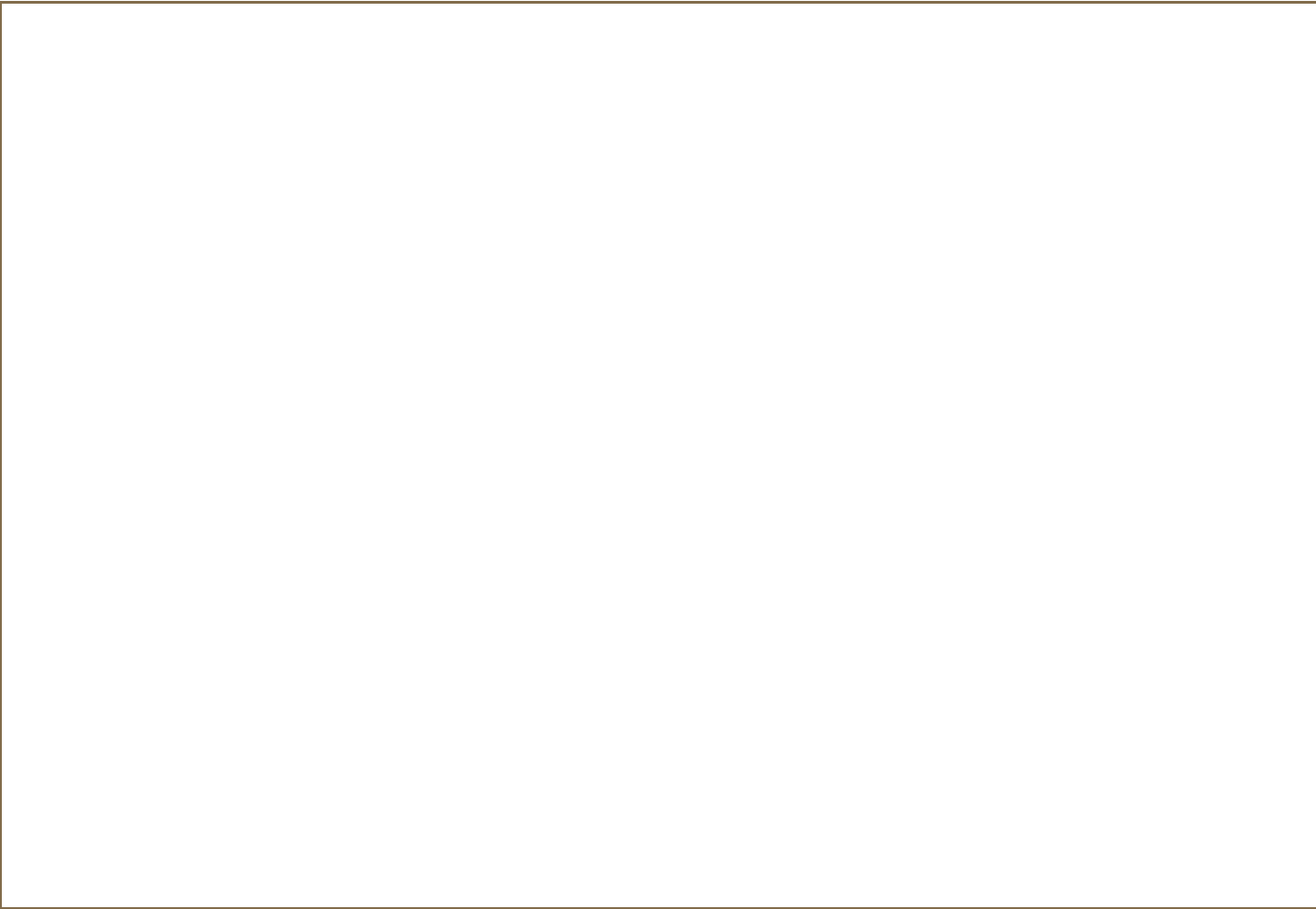
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



Road Map



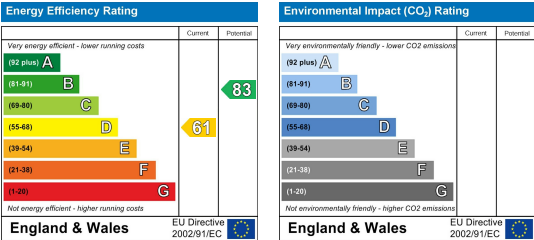
Floor Plan



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