



## 47 Prestbury Close, Oakwood, Derby, DE21 2LT

**£925 Per Calendar Month**



Situated in the heart of Oakwood, a short distance from local shopping facilities, this is a well presented two bedroom semi detached house which benefits from gas central heating, gardens and driveway.



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## DIRECTIONS

Enter Oakwood along Bishops Drive and continue over the island past the shops before turning right onto Prestbury Drive. The property is situated on the left hand side clearly identified by our "To Let" board.

Internally the smartly presented accommodation briefly comprises an entrance porch, lounge with staircase leading to the first floor and kitchen with appliances and access to the rear. To the first floor are two good sized bedrooms the master bedroom with wardrobe and there is a bathroom with shower attachment over the bath.

Outside the house benefits from an attractive lawn garden to the rear and to the front there is a further garden and driveway with car standing for several vehicles.

Oakwood is a highly sought after residential location which boasts a wealth of local facilities including shops, pubs, local parks and leisure centre. A convenient bus route provides access to the city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre is a short distance away making it an ideal location.

Oakwood is perfectly positioned for ease of access to the A38 giving onward travel to the A50, A52 and M1 corridor.

Viewing highly recommended.

## ACCOMMODATION

Entering the property through double glazed front door into:

## ENTRANCE PORCH

With radiator and coat hanging space.

## LOUNGE

11'10" x 18' (3.61m x 5.49m)

With double glazed window to the front elevation, wall mounted electric fire, two double radiators, staircase to the first floor and useful under stairs storage.

## DINING KITCHEN

11'10" x 8'4" (3.61m x 2.54m)

With a range of work surface/preparation areas, wall and base cupboards and a gas cooker. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window overlooking the rear elevation, radiator, double glazed door to the rear and there is use of a fridge freezer and washing machine. Wall mounted boiler providing domestic hot water and central heating.

## TO THE FIRST FLOOR

## LANDING

With access to loft.

## BEDROOM ONE

10'4" x 9'2" (3.15m x 2.79m)

(Measurement taken to the front of the wardrobes)

With double glazed window to the front elevation, radiator, built-in wardrobes and useful storage cupboard.

## BEDROOM TWO

11' x 8'5" (3.35m x 2.57m)

With double glazed window to the rear and radiator.

## BATHROOM

7'5" x 5'4" (2.26m x 1.63m)

With low level WC, pedestal wash hand basin and bath with shower attachment over the bath,

complementary tiling, frosted double glazed window and radiator.

## OUTSIDE

Outside the property benefits from a south facing garden to the rear overlooked by a patio area with easy to maintain borders and a lawn. To the front elevation there is a further garden and driveway with car standing for several vehicles.

## 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.

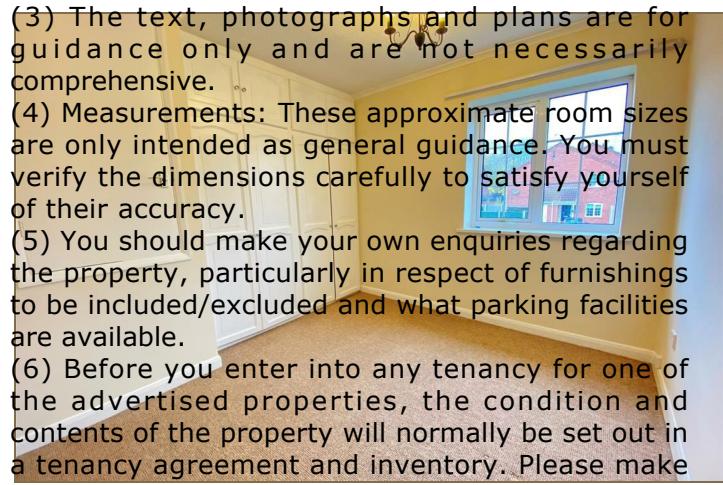
(2) These particulars do not constitute part or all of an offer or contract.

(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



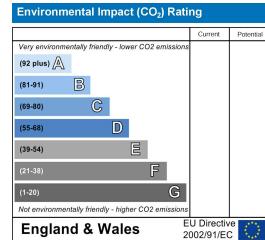
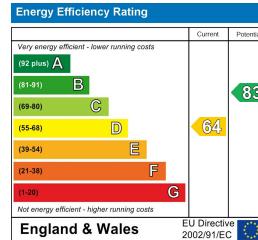
## Terrain Map



## 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.

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