



19 Wellington Crescent, Derby, DE1 2LZ

£950 PCM



Perfectly presented this property would ideally suit a professional person or couple with need for ease of access to Derby Train Station, Pride Park or Derby City Centre.



GROUND FLOOR

ENTRANCE HALLWAY

The composite front door leads to a bright hallway with recessed spots, carpeted stairs to the first floor, useful under stairs storage area, tiled floor, radiator and door to living area.

LOUNGE

12'6 x 12'7 (3.81m x 3.84m)

Newly carpeted living space with double glazed french doors to the rear garden with fitted vertical blinds, TV aerial point, recessed spots, radiator and breakfast bar with open plan access into:

KITCHEN

12'4 x 6'6 (3.76m x 1.98m)

The modern fitted kitchen has a stylish range of wall, drawer and base units, wood effect laminate work surfaces and tiled splashback, sink and drainer with mixer taps, integrated fridge, freezer, electric oven, gas hob and extractor fan, tiled floor, recessed spots and double glazed window to the front elevation with vertical blinds.

FIRST FLOOR

STAIRS & LANDING

Carpeted stairs rise to the first floor landing with recessed spots and airing cupboard

BEDROOM ONE

12'6 x 12'0 (3.81m x 3.66m)

Particularly spacious double bedroom with new carpet and ample space for bedroom furniture, UPVC double glazed window to the rear elevation with fitted venetian blinds and radiator.

BEDROOM TWO

10'5 x 6'0 (3.18m x 1.83m)

Spacious bedroom with new carpet and ample space for bedroom furniture, UPVC double glazed window to the front elevation with fitted venetian blinds and radiator .

BATHROOM

Contemporary bathroom with new slate tiled floor, bath with shower over and screen, low level wc and corner wash hand basin sat on a tiled surround, extractor fan, heated towel rail and radiator. Natural light flows through a circular window to the front elevation

OUTSIDE

To the rear of the property is a small garden with lawned area and patio.. To the front of the property can be found a single car parking space Derby Train Station approximately 100 yards away.

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.

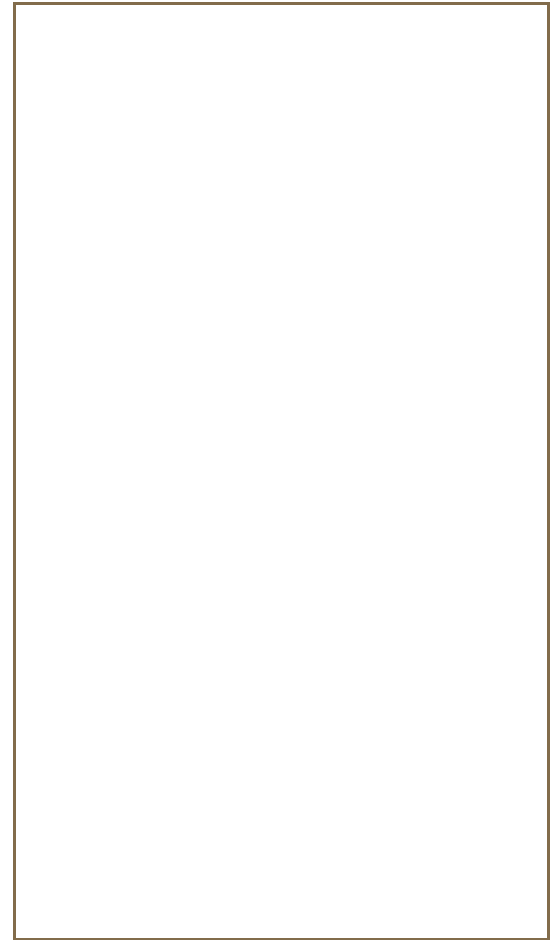
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

