

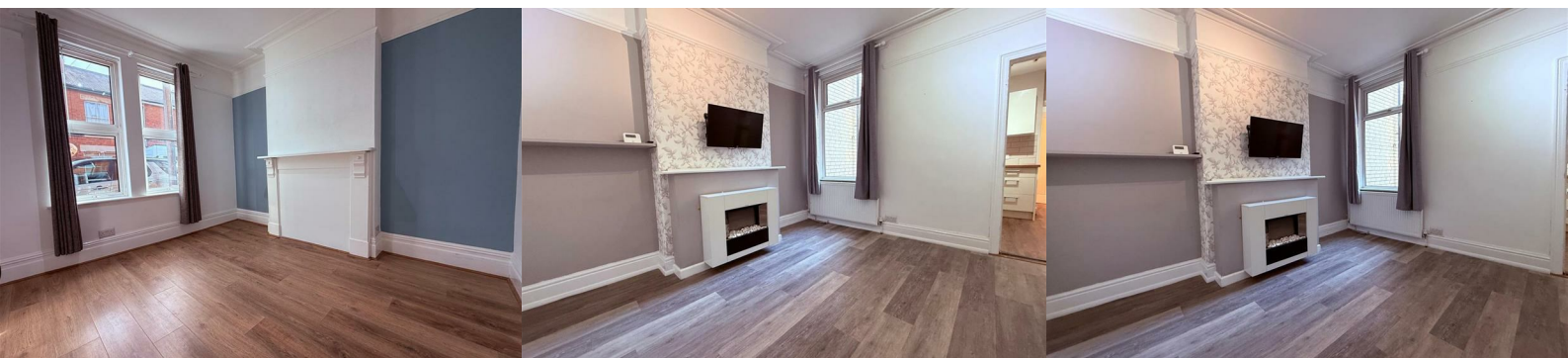


## 57 Sherwin Street, Derby, DE22 1GP

**£1,295 Per Calendar  
Month**



Situated within the heart of Derby, within a short walk of the university and the vibrant city centre, this is a beautifully presented four bedroom property which benefits from gas central heating and double glazing.





# 57 Sherwin Street, Derby, DE22 1GP

## £1,295 Per Calendar Month



### DIRECTIONS

Leave Derby city centre along Kedleston Road and turn right onto Sherwin Street. The property is situated on the left hand side clearly identified by our "To Let" board.

The current landlord has spent considerable time and effort in the presentation of this delightful home which in brief comprises an entrance hall with staircase leading to the first floor, lounge, dining room and kitchen with integrated appliances and access to the cellar. There is a utility room with appliance space and access to a ground floor shower room and toilet. To the first floor are four good sized bedrooms and a well presented shower room.

Outside the property benefits from a delightful garden to the rear which has been laid for ease of maintenance and to the front there is on street permit parking.

Sherwin Street is a highly convenient residential location owing to its close proximity to the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. The property is perfectly positioned for ease of access to Derby University and both Darley Park and Markeaton Park are only a short distance away.

This property would ideally suit a tenant looking for a beautifully presented home within easy reach of the city and all the facilities it has to offer.

Viewing highly recommended.

### ACCOMMODATION

Entering the property through double glazed front door into:

#### ENTRANCE LOBBY

With inner door to:

#### ENTRANCE HALL

With staircase leading to the first floor and radiator.

#### LOUNGE

11'3" x 11'1" (3.43m x 3.38m)

With two double glazed windows to the front elevation, decorative feature fireplace and radiator.

#### DINING ROOM

12'3" x 11'4" (3.73m x 3.45m)

With double glazed window to the rear elevation, feature fireplace with electric fire, open shelving, radiator and access to:

#### KITCHEN

9'5" x 8'3" (2.87m x 2.51m)

Neatly fitted with a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, electric hob and shaped extractor over. The kitchen has a sink unit and there is a double glazed window overlooking the side elevation, useful kitchen drawers, space for a free standing fridge/freezer, radiator and door leading to the rear elevation. Open plan access to:

### UTILITY AREA

4'8" x 4'7" (1.42m x 1.40m)

With work top, wall mounted boiler providing domestic hot water and central heating and space for appliances.

### SHOWER ROOM

With low level WC, wash hand basin, shower cubicle and frosted window.

### FIRST FLOOR

#### LANDING

With access to loft.

#### BEDROOM ONE

11'3" x 8'9" (3.43m x 2.67m)

With double glazed window to the front elevation, radiator and vanity sink.

#### BEDROOM TWO

11'4" x 8'9" (3.45m x 2.67m)

With double glazed window to the front and radiator.

### BEDROOM THREE

8'10" x 11'5" (2.69m x 3.48m)

Plus lobby area.

With double glazed window to the rear elevation, decorative feature fireplace and vanity sink.

### BEDROOM FOUR

12'11" x 7'10" (3.94m x 2.39m)

With double glazed window and radiator.

### SHOWER ROOM

5'7" x 7'5" (1.70m x 2.26m)

Neatly fitted with a low level WC, wash hand basin, glazed shower cubicle and frosted double glazed window.

### OUTSIDE

Outside the property benefits from a delightful patio garden to the rear which has been laid for ease of maintenance.

The property has on street permit parking to the front and there is shared gated access to the rear garden.



## 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.

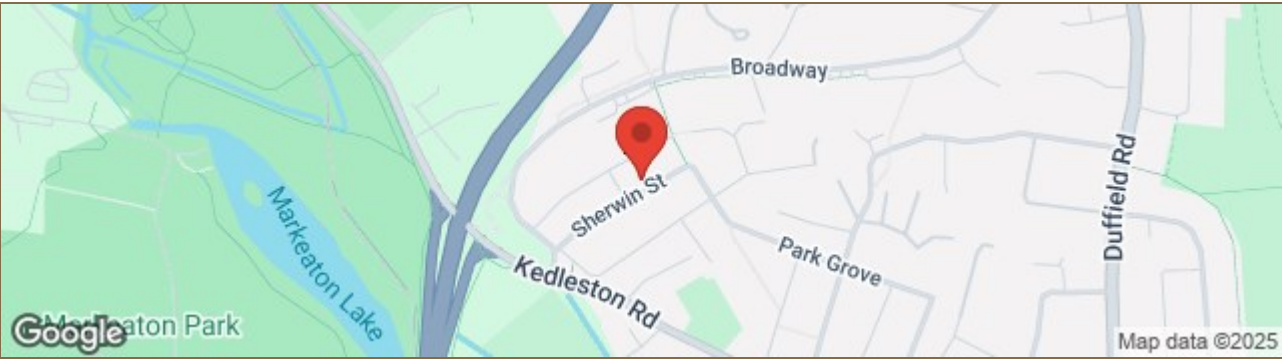
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these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







## Road Map



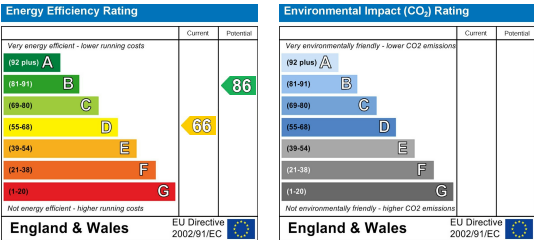
## Floor Plan



## 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](http://www.boxallbrownandjones.co.uk)