



52 Newdigate Street, Derby, DE23 8UY

**£800 Per Calendar
Month**



A traditional two bedroom terraced home in Normanton offering two reception rooms, a kitchen and generous modern bathroom to the ground floor.



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The property has two well proportioned bedrooms to the upper floor and a rear garden.

The property is ideally placed for local amenities, schools and has excellent transport links.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

With wood effect laminate flooring, front aspect UPVC door with window above and radiator.

LOUNGE

12'3" x 7'10" (3.73m x 2.39m)

With wood effect laminate floor, double glazed window and radiator.

DINING ROOM

15'4" x 10'11" (4.67m x 3.33m)

With wood effect floor laminate floor, rear aspect double glazed window and radiator.

KITCHEN

14'8" x 5'10" (4.47m x 1.78m)

With wood effect cushioned flooring, side aspect double glazed window, fitted wall and floor units with Beech effect and stone effect roll top work top and tiled splashback. Gas cooker, inset stainless steel sink with mixer tap, undercounter space and plumbing for

appliances, radiator and gas boiler providing domestic hot water and central heating.

LOBBY

With wood effect cushioned flooring, side aspect double glazed door to the rear garden.

GROUND FLOOR BATHROOM

11'8" x 6'9" (3.56m x 2.06m)

With ceramic tile effect cushioned flooring, obscure double glazed window, tiled splashback, bath with chrome mixer tap and electric shower over, wash hand basin within a vanity unit with tap, low flush WC and radiator.

TO THE FIRST FLOOR

LANDING

BEDROOM ONE

12'3" x 11' (3.73m x 3.35m)

With carpet, double glazed window and radiator.

BEDROOM TWO

12'4" x 10'11" (3.76m x 3.33m)

With carpet, double glazed window and radiator.

OUTSIDE

Outside the property benefits from an enclosed garden with a concrete yard leading to a top section giving potential for new lawn. A gate gives side passaged access to the front of the property.

PLEASE NOTE

As part of our application process, fees will become due for referencing, tenancy agreement administration and an inventory, these will be charged in addition to the Rent and Deposit (which is £150 more than the rental) that will be payable before the tenancy starts.

Please contact our Branch for full details of the fees payable before you make any decision about this property or before you decide to view this property. Our Branch staff can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

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.

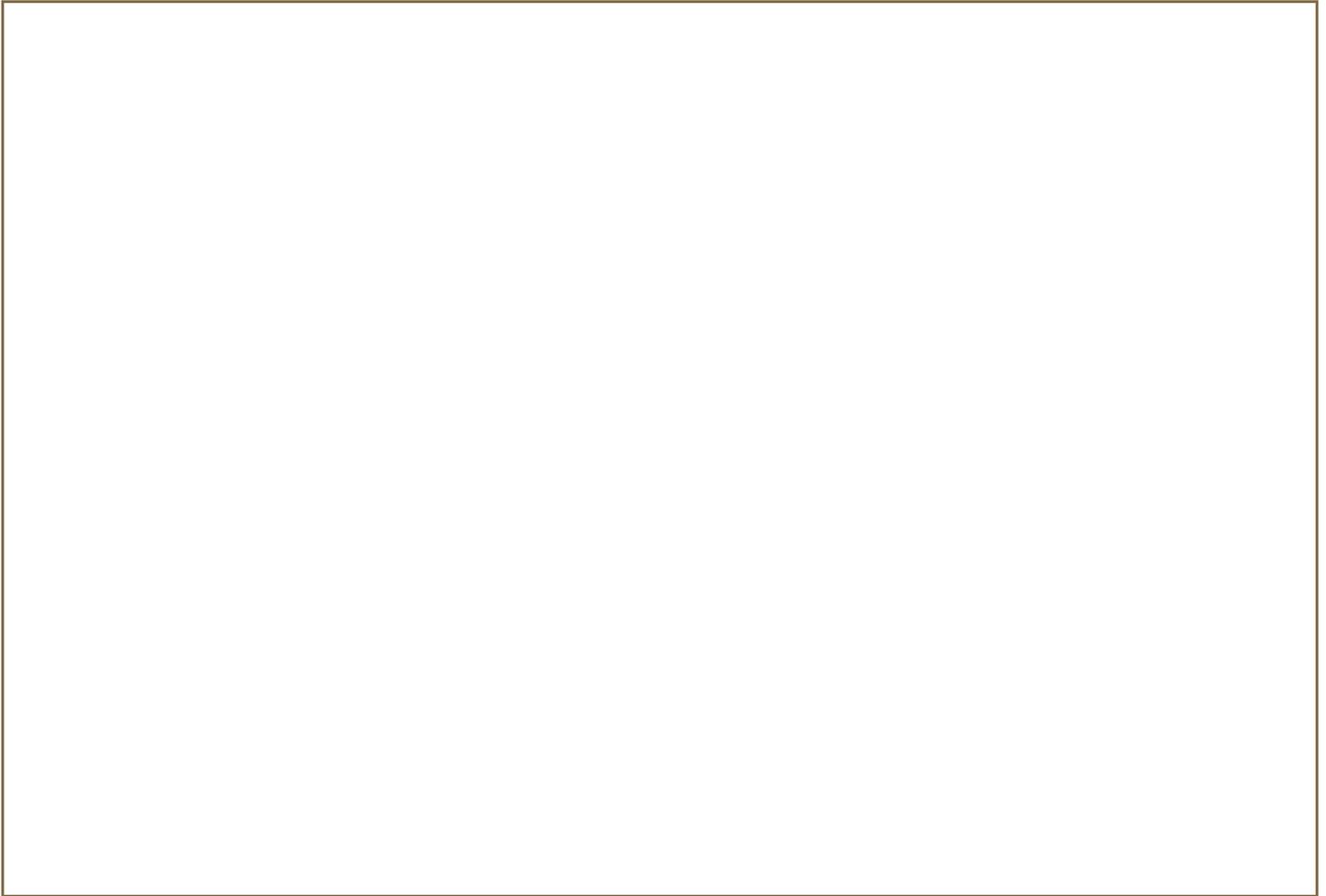
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded



Road Map



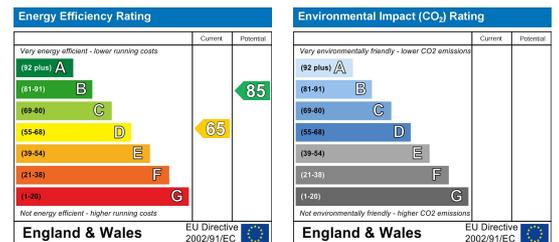
Floor Plan



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

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk