



35 Burdock Close, Oakwood, Derby, DE21 2BX

£750 Per Calendar



A well-presented one bedroom starter home offered to let. The property is situated close to local amenities and bus routes and viewing is highly recommended.

Access:

when you pull into burdock close, you will need to park up and then walk on foot through a brick walled area and follow a path around the back of the properties to the right and burdock is right on the end.



A well-presented one bedroom starter home offered to let either furnished or unfurnished. The property is situated close to local amenities and bus routes and viewing is highly recommended.

Burdock Close is well situated for Oakwood and its amenities including shops, schools and transport links together with easy access for Derby City Centre and to the major roads including the A52, A6, A38 and onwards to the motorway network.

ACCOMMODATION

LOUNGE

15'8 x 13'9 (4.78m x 4.19m)

KITCHEN

6'7 x 5'9 (2.01m x 1.75m)

FEATURE STAIRCASE TO

BEDROOM

13'7 x 10'0 (4.14m x 3.05m)

BATHROOM

7'5 x 5'6 (2.26m x 1.68m)

OUTSIDE

To the front elevation is a south westerly facing garden which is laid to lawn. There is an allocated parking space along with further communal 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.

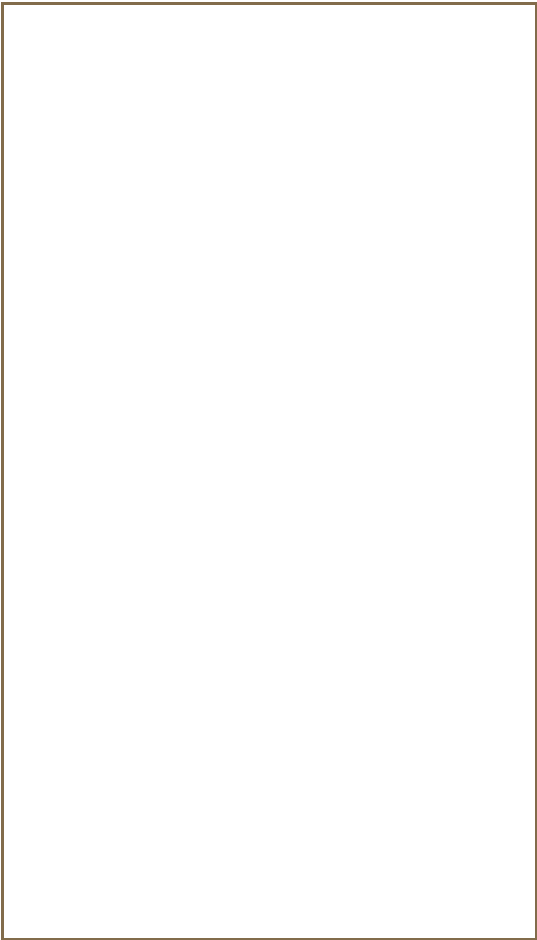
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer 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.

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

