



43 Bedford Street, Derby, DE22 3PB

£795 Per Calendar



A smartly presented two bedroom mid terrace located off Uttoxeter Road between the city centre and Royal Hospital. Available Immediately subject to references.



The gas centrally heated and UPVC double glazed accommodation which is neutrally decorated throughout comprises, lounge, inner lobby with stairs to the first floor, second reception room leading into a modern kitchen with integrated oven and hob. To the first floor, a lobby landing gives access to both bedrooms, the bathroom being accessed from the rear bedroom only.

Externally there is a pleasant enclosed garden and street parking to the front.

Located off Uttoxeter Road with a frequent public transport service to the city and Royal Hospital, the property offers a highly convenient position also with local shopping facilities.

ACCOMMODATION

GROUND FLOOR

LOUNGE

11'9" x 11'2" (3.58m x 3.40m)

Entering the property through a timber panelled front door into the lounge with laminate flooring, front facing UPVC double glazed window, fireplace and half, media connections and radiator.

INNER LOBBY

With stairs leading to the first floor.

DINING ROOM

11'8" x 10'11" (3.56m x 3.33m)

A further spacious reception room with rear facing UPVC double glazed window, access to cellar, laminate flooring, radiator, door into:

KITCHEN

8'1" x 6'2" (2.46m x 1.88m)

Appointed with a modern range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, electric single oven, electric hob and extractor fan over, space for a washing machine and under-counter fridge, UPVC double glazed windows and door to garden, radiator.

FIRST FLOOR

LANDING

With access into bedroom one and two only. The bathroom being accessed from Bedroom Two only.

BEDROOM ONE

11'8" x 11'2" (3.56m x 3.40m)

A spacious double bedroom having a front facing UPVC double glazed window, built-in store cupboard, feature fireplace and radiator.

BEDROOM TWO

11'8" x 10'2" (3.56m x 3.10m)

A generous double sized bedroom having a rear facing UPVC double glazed window, feature fireplace, radiator and providing direct access into the bathroom.

BATHROOM

8' x 6'2" (2.44m x 1.88m)

Smartly appointed with a white three-piece suite comprising a panelled bath with an enlarged showering area, matching shower screen, and shower over with tiled walls, wash hand basin and WC, UPVC double glazed window, wall mounted combination boiler, extractor fan and central heating radiator.

OUTSIDE

Externally there is a pleasant enclosed garden and street parking to the front.

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

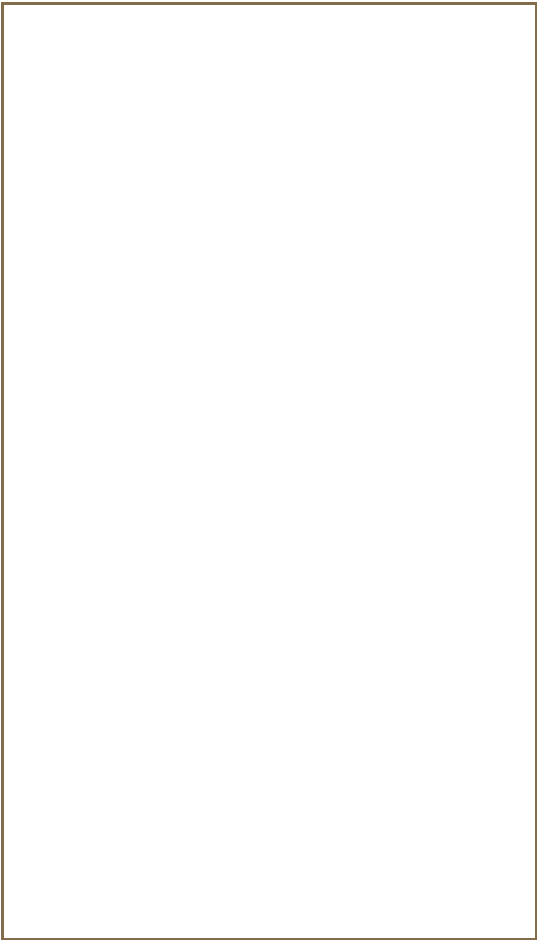
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

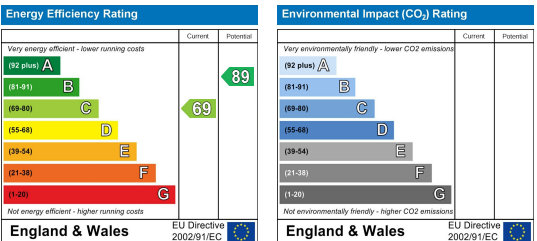
Area Map



Floor Plans



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 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

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