

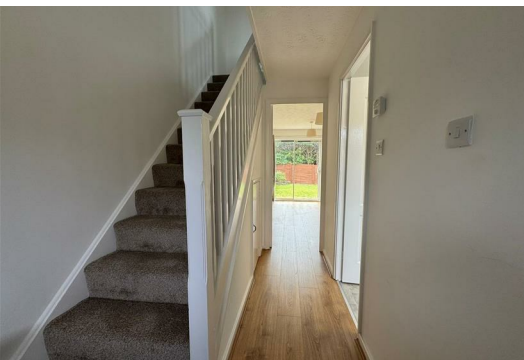


42 Ramblers Drive, Oakwood, Derby, DE21 2XN

£900 Per Calendar



A very smartly presented two double bedroom end of townhouse with modern kitchen and bathroom, new central heating boiler and generous rear garden located in the ever popular Oakwood.



The gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway, fitted kitchen with new cooking appliances, living room with sliding doors into the garden, two first floor double bedrooms and bathroom with shower over bath.

Externally there is a generous enclosed garden with patio, lawn and shed. As well as street parking there are two allocated parking spaces within an adjoining residents car park.

Oakwood is a highly popular suburb of Derby close to the city centre and with an excellent range of local amenities and facilities including convenience stores, doctors, cafe, post office, leisure centre and parks.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Entering through a UPVC double glazed front door into a formal hallway area, stairs lead to the first floor with useful cupboard beneath, laminate flooring and radiator.

KITCHEN

11'6" x 5'9" (3.51m x 1.75m)

Smartly appointed with a range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces and tiled walls, stainless steel sink and drainer, electric oven, gas hob and extractor fan, space for a tall fridge freezer and washing machine, front facing UPVC double glazed window, vinyl flooring and radiator.

LIVING ROOM

13' x 11'10" (3.96m x 3.61m)

Having laminate flooring throughout, sliding doors into the garden, fireplace with electric fire, media connections and radiator.

FIRST FLOOR

LANDING

Newly carpeted.

BEDROOM ONE

11'9" x 8'9" (3.58m x 2.67m)

A generous double bedroom with new carpets, rear facing UPVC double glazed window with curtains, radiator.

BEDROOM TWO

11'9" into recess x 9'2" (3.58m into recess x 2.79m)

A second generous bedroom with deep storage recess, new carpets, two built-in cupboards, two front facing UPVC double glazed windows with curtains, radiator.

BATHROOM

6'2" x 5'7" (1.88m x 1.70m)

Appointed with a modern white three piece site comprising a panelled bath with electric shower over, screen and tiled walls, wash basin and WC, vinyl flooring, UPVC double glazed window, extractor fan and radiator.

OUTSIDE

Externally there is a generous enclosed garden with patio, lawn and shed. As well as street parking there are two allocated parking spaces within an adjoining residents car park.

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

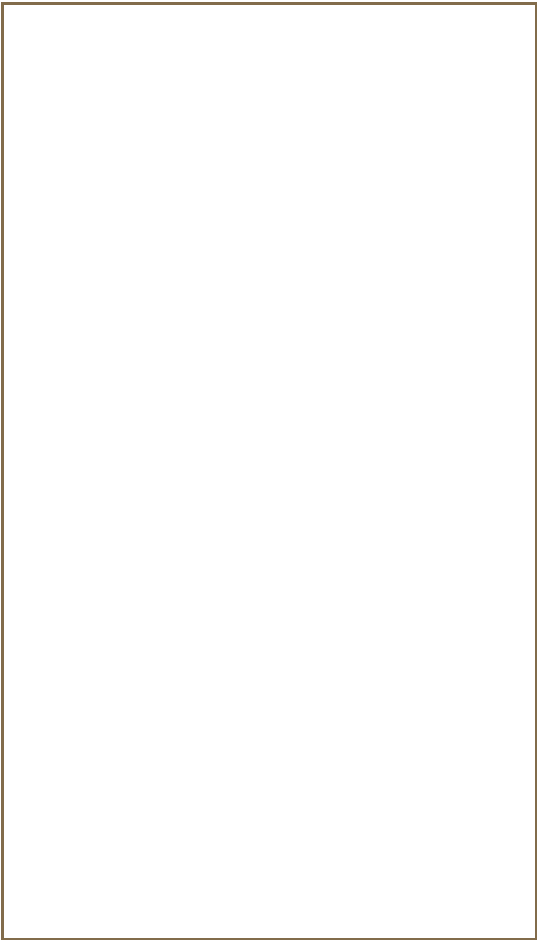
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

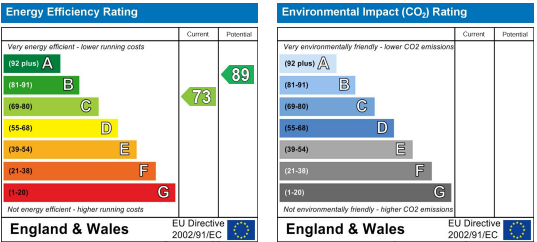
Area Map



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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