



## 25 Highfield Road, Littleover, Derby, Derbyshire, DE23 1DH

**£1,250 Per Calendar**



A refurbished three bedroom detached property benefiting from a brand new installed kitchen and bathroom along with new floor coverings and decoration throughout located in this popular residential location just off Blagreaves Lane.

Internally the gas centrally heated and upvc double glazed accommodation in brief comprises porch, hallway, spacious lounge, dining kitchen with integrated cooking appliances, three first floor bedrooms and bathroom with shower.

Externally the property occupies a large plot with driveway and garage.

The property is located just off Blagreaves Lane within this popular residential location close to local shops and schools. Derby city centre is a short distance away connected by a frequent public transport service.



A refurbished three bedroom detached property benefitting from a brand new installed kitchen and bathroom along with new floor coverings and decoration throughout located in this popular residential location just off Blagreaves Lane.

Internally the gas centrally heated and upvc double glazed accommodation in brief comprises porch, hallway, spacious lounge, dining kitchen with integrated cooking appliances, three first floor bedrooms and bathroom with shower

Externally the property occupies a large plot with driveway and garage.

The property is located just off Blagreaves Lane within this popular residential location close to local shops and schools. Derby city centre is a short distance away connected by a frequent public transport service.

**ACCOMMODATION**

**PORCH**

Sliding upvc double glazed door, inner door into:

**HALL**

Wood effect vinyl flooring, stairs to first floor, radiator

**LOUNGE**

22'2 x 10 (6.76m x 3.05m)

A spacious reception room which is newly carpeted with front and rear upvc double glazed windows and two radiators.

**KITCHEN**

15'9 x 7'9 (4.80m x 2.36m)

Stylishly re-fitted with a range of wall and base kitchen units with matching handleless cupboard and drawer fronts, laminate work surfaces, electric oven, gas hob and extractor fan over with stainless steel splash back, space for a washing machine and tall fridge freezer, fitted breakfast bar, upvc double glazed windows and door to garden, wooden effect vinyl flooring and built in understairs cupboard, radiator

**FIRST FLOOR**

**LANDING**

Loft access and cupboard housing the combination boiler

**BEDROOM ONE**

11'11 x 11'7 (3.63m x 3.53m)

Large upvc double glazed window to front elevation, newly carpeted, radiator

**BEDROOM TWO**

11'9 x 9'11 (3.58m x 3.02m)

Upvc double glazed window overlooking the rear garden, newly carpeted, radiator

**BEDROOM THREE**

6'10 x 6'5 (2.08m x 1.96m)

Upvc double glazed window, radiator

**BATHROOM**

6'4 x 5'4 (1.93m x 1.63m)

Beautifully appointed with a white panelled bath with shower over and screen, wash basin and low level WC all newly fitted. Tiled floor and walls, upvc double glazed window and radiator.

**OUTSIDE**

The property occupies a large plot with a driveway to the front and side. The gardens have been levelled and is enclosed in part by new fencing. The landlords do not intend to do any further work to the gardens

**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

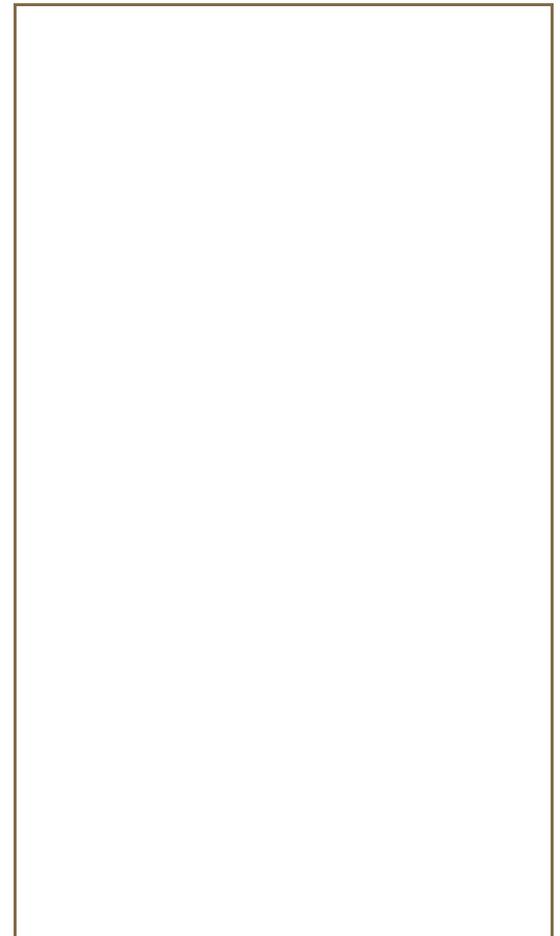
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

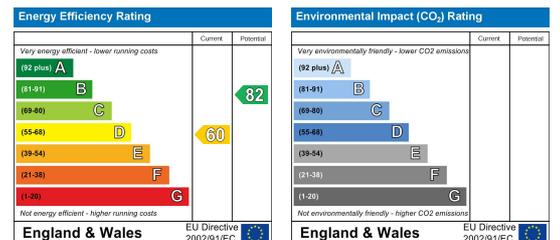
**Area Map**



**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 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)