



14 Tivoli Gardens, Derby, DE1 3SQ

**£1,200 Per Calendar
Month**



Situated in the heart of Derby, a short walk from the city centre and Derby University, this is a beautifully appointed three bedroom semi detached house which benefits from gas central heating and double glazing.



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Internally the accommodation briefly comprises an entrance hall, lounge, dining room and kitchen with integrated appliances and access to the rear. To the first floor are three bedrooms and a bathroom with shower over the bath.

Outside the property benefits from a garden to the rear which has been laid for ease of maintenance and to the front there is a sizeable parking area and access to an outside store (former garage) which has power, light and access to the rear.

Tivoli Gardens is a very convenient residential location owing to its close proximity to the vibrant city centre with its wealth of bars, restaurants and the Derbion shopping centre. The house is within easy reach of both Markeaton and Darley parks and perfectly positioned for access to the University of Derby.

The dwelling is within easy reach of the ring road giving onward travel to the A38, A50 and A52.

Viewing recommended.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

Spacious entrance hall with staircase leading to the first floor, radiator and laminate floor which runs throughout the hallway, lounge and dining room.

LOUNGE

12'3" x 12'7" (3.73m x 3.84m)

With double glazed window to the front elevation, useful storage cupboard and open plan access to the:

DINING ROOM

8'11" x 7'10" (2.72m x 2.39m)

With double glazed window to the rear and radiator.

KITCHEN

6'7" x 16'4" (2.01m x 4.98m)

Fitted with a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, hob and extractor. The kitchen has a sink unit with drainer and there is an integrated fridge, integrated freezer, appliance space and wall mounted boiler providing domestic hot water and central heating.

TO THE FIRST FLOOR

LANDING

BEDROOM ONE

9'7" x 12'2" (2.92m x 3.71m)

With double glazed window and radiator.

BEDROOM TWO

9'10" x 9'1" (3.00m x 2.77m)

With double glazed window and radiator.

BEDROOM THREE

5'11" x 9'2" (1.80m x 2.79m)

(Maximum measurement incorporating bulk head over the stairs)

With double glazed window, radiator and children's bedframe over the bulk head.

BATHROOM

6'7" x 5'3" (2.01m x 1.60m)

With pedestal wash hand basin and bath with shower over the bath, complementary tiling and frosted double glazed window.

OUTSIDE

Outside the property benefits from an enclosed

garden to the rear which has been laid for ease of maintenance and there is a block paved patio area.

To the front elevation there is ample space for several vehicles and access to a:

STORE

7'1" x 19'7" (2.16m x 5.97m)

This former garage now provides a useful storage area with power, light and access to the rear.

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.

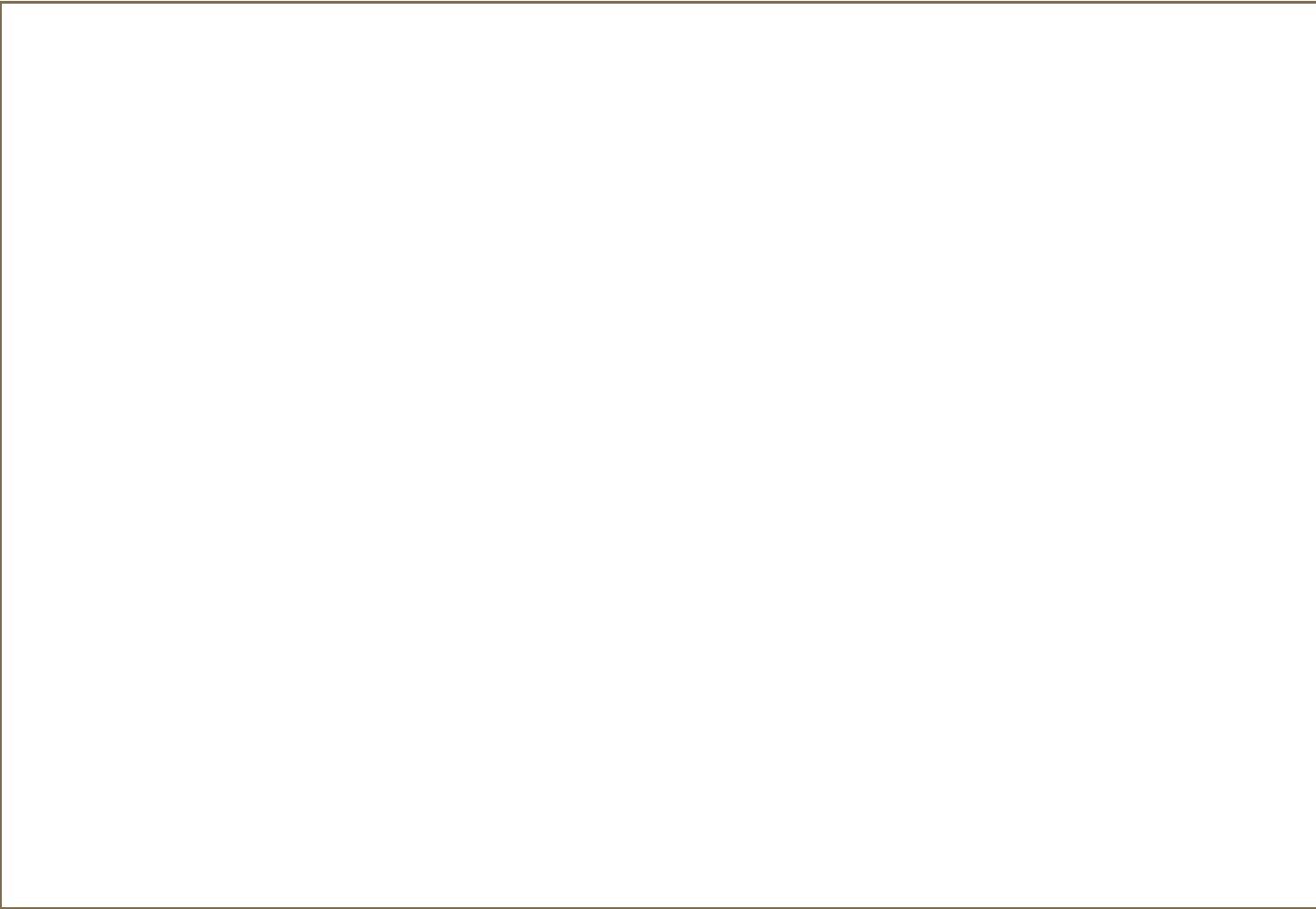
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



Road Map



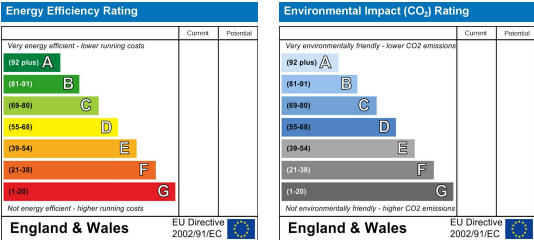
Floor Plan



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