



3 Osprey Close, Sinfin, Derby, DE24 3DD

£925 Per Calendar



Situated in the heart of Sinfin, within easy reach of shopping facilities, this is a three bedroom property which benefits from gas central heating, double glazing and yard area to the rear. * No Pets please*



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Internally the accommodation briefly comprises an entrance hall with staircase leading to the first floor and cloakroom, lounge, dining room and kitchen with appliances and access to the rear. To the first floor is a landing with storage cupboard, three good sized bedrooms and a bathroom with shower over the bath.

Outside the property benefits from a yard area to the rear with outside store and to the front there is a lawned fore garden. Car parking to the rear.

The property is brilliantly positioned for access to local shops in Sinfin which includes a large superstore as well as other popular amenities. The property is also perfectly located for ease of access to the A50 giving onward travel to the A52, A38 and M1 corridor.

Viewing highly recommended.

ACCOMMODATION

Entering the property through front door into:

ENTRANCE HALL

With radiator, staircase leading to the first floor and useful under stairs storage cupboard.

CLOAKROOM

With low level WC, wash hand basin and radiator.

LOUNGE

11'5" x 11'4" (3.48m x 3.45m)

With double glazed window to the front and radiator.

DINING ROOM

9'9" x 11'6" (2.97m x 3.51m)

With double glazed window to the rear and radiator.

KITCHEN

9'8" x 10'4" (2.95m x 3.15m)

With work surface/preparation areas, wall and base cupboards and an integrated electric oven and hob. Space for washing machine, space for freestanding fridge/freezer and door to the rear.

LANDING

With large storage cupboard which offers plentiful storage and wall mounted boiler providing domestic hot water and central heating.

BEDROOM ONE

10'5" x 11'6" (3.18m x 3.51m)

With radiator.

BEDROOM TWO

11'5" x 10'9" (3.48m x 3.28m)

With radiator

BEDROOM THREE

With radiator.

BATHROOM

4'6" x 8'11" (1.37m x 2.72m)

With low level WC, pedestal wash hand basin, bath and complementary tiling.

OUTSIDE

The property benefits from a yard area to the rear and there are outside stores and gates

leading to the car parking at the back of the house.

To the front there is a lawned garden and pedestrian access from the car parking area.

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.

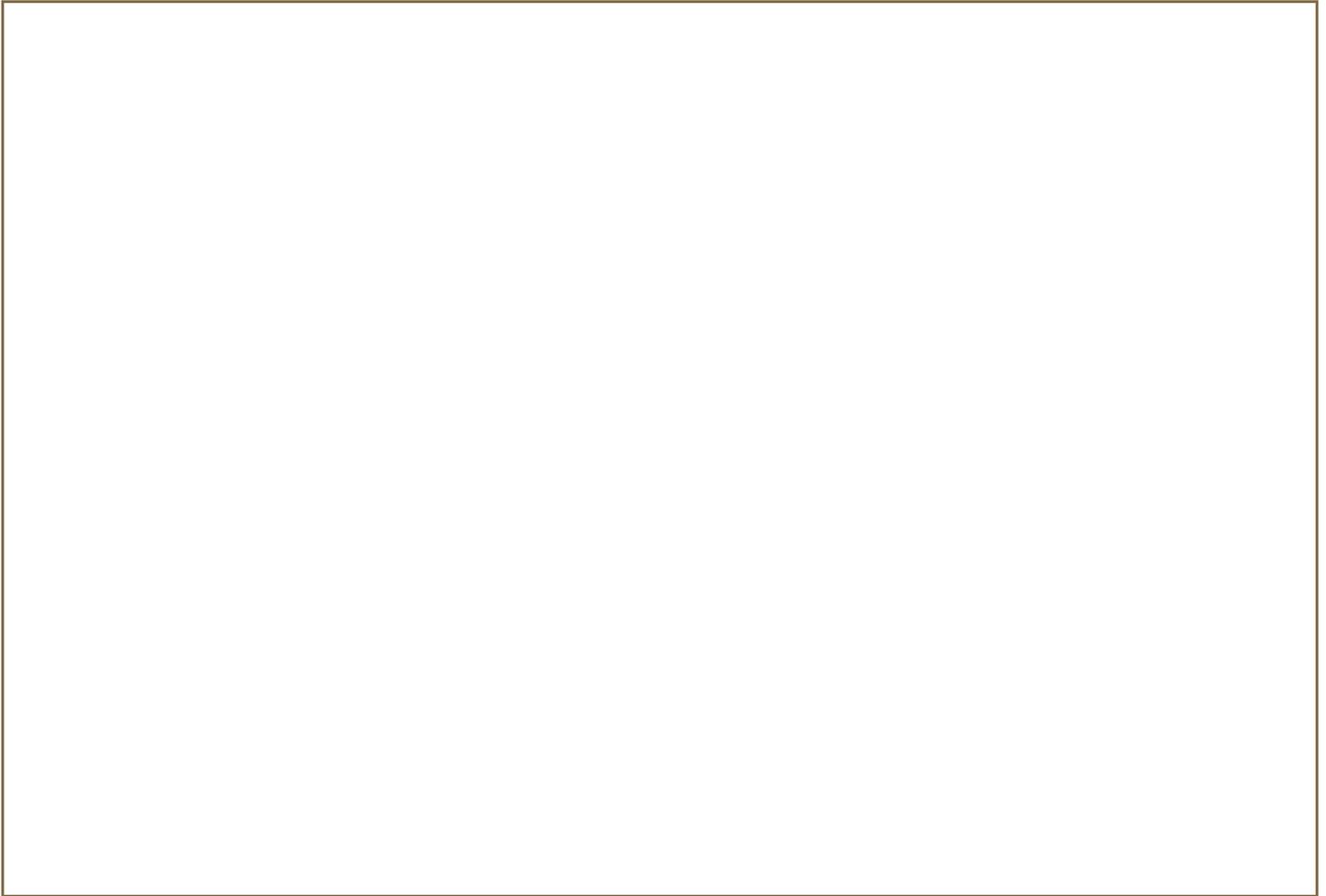
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these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



Road Map



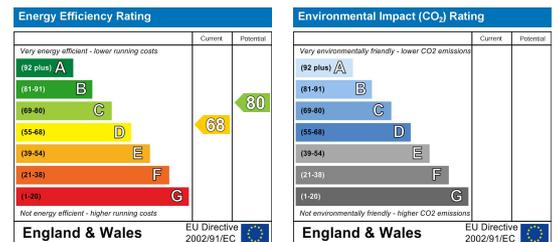
Floor Plan



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

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