

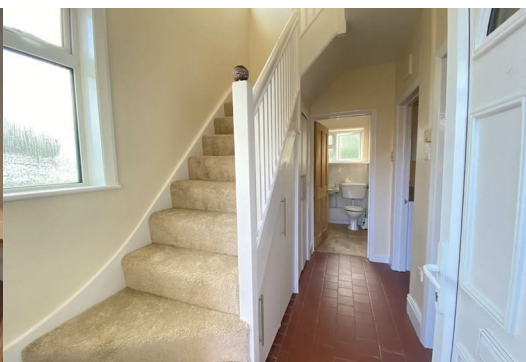


48 Underhill Avenue, Derby, Derbyshire, DE23 8WE

£900 Per Month



A three bedroom semi detached family home in new decorative order located in this popular residential location.



The gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway, lounge, kitchen with oven and hob, ground floor bathroom and three first floor bedrooms.

GROUND FLOOR

Externally there is street parking on Underhill Avenue, an enclosed frontage and a long established garden to rear with patio, lawn and shed.

The property is located off Sinfin Lane close to many local shopping facilities and schools. The city centre and various industrial areas including Wilmore Road are within close proximity.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Main UPVC double glazed front door, side window, stairs to first floor and useful store beneath, radiator.

LOUNGE

13'3" x 12'5" (4.04m x 3.78m)

A spacious lounge with quality vinyl flooring, UPVC double glazed window, gas fire and radiator.

KITCHEN

13'3" x 9'9" (4.04m x 2.97m)

Fitted with a food range of store units, laminate work surfaces, tiled walls, stainless steel sink and drainer, double oven and five burner gas hob, tiled floor, UPVC double glazed window and door, chrome towel radiator.

GROUND FLOOR BATHROOM

Appointed with a white three piece suite comprising a bath with electric shower over and tiled surround, wash basin and WC, vinyl flooring, UPVC double glazed window, chrome towel radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

13'3" x 12'5" (4.04m x 3.78m)

Spacious with laminate flooring, UPVC double glazed window, built in storage cupboard, radiator.

BEDROOM TWO

10' x 8'8" (3.05m x 2.64m)

A second spacious bedroom with built-in wardrobe, second cupboard housing gas combination boiler, UPVC double glazed window, laminate floor and radiator.

BEDROOM THREE

9'4" x 7' (2.84m x 2.13m)

A third generous bedroom also with laminate flooring, UPVC double glazed window overlooking the garden, radiator.

OUTSIDE

Street parking to Underhill Avenue.

There is an enclosed front garden with lawn set behind a hedge and gate. A second side gate leads into the long rear garden with patio, lawn, shed and mature hedge borders.

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

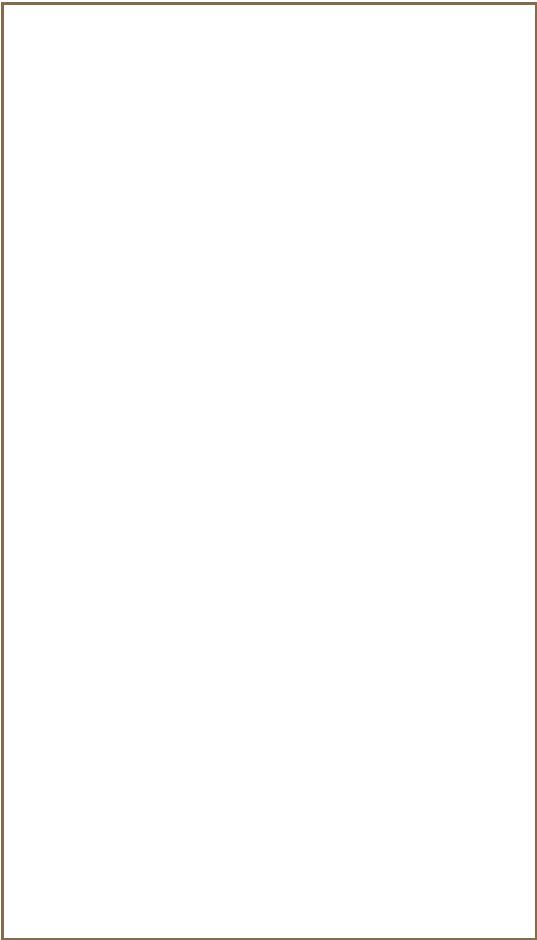
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

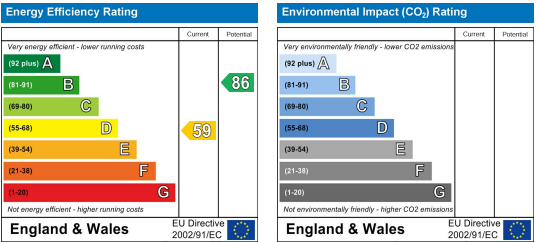
Area Map



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