



## 23 Eton Street, Derby, DE24 8WU

**£850 Per Calendar**



A superbly and brand newly presented three bedroom property with new kitchen, bathroom and is well located for ease of access to the Ascot Drive area, Pride Park and city centre.



The brand newly renovated property includes new carpets and flooring, new kitchen, new bathroom and freshly plastered and decorated walls. A quality home.

The gas centrally heated and UPVC double glazed accommodation comprises, lounge, kitchen, rear lobby and ground floor bathroom with shower over bath, three first floor and good sized bedrooms.

Externally there is ample street parking requiring a residents permit and a low maintenance gravel covered rear garden with brick store and gated front access.

**ACCOMMODATION**

**GROUND FLOOR**

**LOUNGE**

10'9" x 9'7" (3.28m x 2.92m)

Entering the property through a UPVC double glazed front door with inset floor mat into a formal reception room having laminate floor covering, UPVC double glazed window, radiator.

**KITCHEN**

11'1" x 10'8" (3.38m x 3.25m)

Appointed with a newly installed range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces and matching splashback, stainless steel sink and drainer, integrated electric oven, hob and extraction fan, space for an under counter washing machine and fridge, laminate floor covering, inset ceiling spotlights, stairs leading to the first floor, rear facing UPVC double glazed window, radiator.

**REAR LOBBY**

UPVC double glazed door leading to the rear, access into:

**BATHROOM**

5'6" x 4'10" (1.68m x 1.47m)

Appointed with a brand-new suite comprising a panelled bath with a mains chrome shower over, shower screen and vinyl wall panels, wash hand basin sat on a two drawer storage unit, low-level WC, laminate floor covering, UPVC double glazed window, extractor fan, inset ceiling spotlights and a chrome towel radiator.

**FIRST FLOOR**

**LANDING**

Passaged with independent access to all first floor rooms, radiator.

**BEDROOM ONE**

12'3" x 9'6" (3.73m x 2.90m)

A spacious double bedroom with a front facing UPVC window, radiator.

**BEDROOM TWO**

11'1" x 9'2" (3.38m x 2.79m)

A second spacious double bedroom having a built-in cupboard, rear facing UPVC double glaze window, radiator.

**BEDROOM THREE**

8'6" x 7'2" (2.59m x 2.18m)

A third generous bedroom having a rear facing UPVC double glazed window, radiator.

**OUTSIDE**

Externally there is ample street parking requiring a residents permit and a low maintenance gravel covered rear garden with brick store and gated front access.

**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

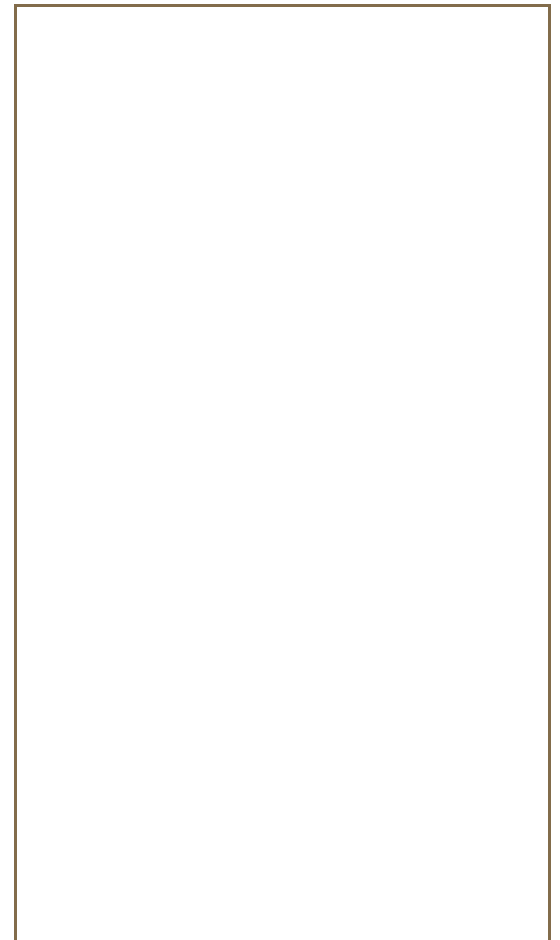
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

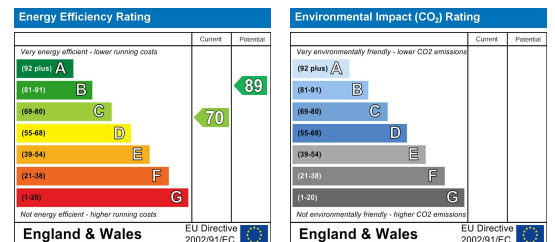
**Area Map**



**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](http://www.boxallbrownandjones.co.uk)