



36 Brockley, Spondon, Derby, DE21 7JE

£850 Per Calendar



Enjoying a pleasant position in the heart of the popular village of Spondon, this is a smartly presented and upgraded two bedroom cottage plus versatile loft area.



The gas centrally heated and UPVC double glazed accommodation comprises, spacious living room, extended dining kitchen with integrated cooking appliances, to the first floor is the main bedroom, single bedroom two/study and bathroom with shower over bath, to the second floor is a large loft style area offering versatile use accessed by a steep fitted staircase/ladder.

Externally, there is an enclosed paved courtyard area with double pedestrian gates leading onto Oxford Street where parking can be found. A residents permit is required from Derby City Council upon occupancy.

Spondon is a popular suburb with great access to the A52 connecting Derby and Nottingham, locally there is an excellent range of amenities and facilities covering typical day to day requirements.

ACCOMMODATION

GROUND FLOOR

LOUNGE

14'4" x 11'6" (4.37m x 3.51m)
A spacious reception room with main front UPVC double glazed door and window, laminate flooring, stairs to first floor, fireplace with feature wooden panelling and electric fire, media connections and radiator.

DINING KITCHEN

A large open plan space including a dining table and two chairs, tiled floor throughout, two radiators.
The kitchen is smartly upgraded with new laminate work surfaces, composite sink and drainer, electric oven, gas hob, space for washing machine and fridge freezer, wall mounted combination boiler, UPVC double glazed window and door to garden.

FIRST FLOOR

LANDING AND LOBBY

Main landing with access into bedroom one and bathroom, a door from the landing leads into a lobby area with access to second floor and bedroom two.

BEDROOM ONE

11'6" x 11'4" (3.51m x 3.45m)
A generous double bedroom with laminate flooring, UPVC double glazed window to the front elevation with half privacy glass, radiator.

BATHROOM

8' x 5'4" (2.44m x 1.63m)
Smartly fitted with a white three piece suite including an electric shower over bath with screen, attractive tile effect waterproof wall paneling, wood effect vinyl flooring, UPVC double glazed window, radiator.

BEDROOM TWO

7'6" x 5'8" (2.29m x 1.73m)
A perfect single bedroom or study, rear facing UPVC double glazed window, carpeted and radiator.

SECOND FLOOR

Accessed from the first floor landing with a fitted steep staircase/ladder into:

LOFT AREA

18'2" x 11'4" (5.54m x 3.45m)
A superb and versatile area with Velux windows to both the front and rear elevations, carpeted and smartly decorated, power sockets and light, central heating radiator. Limited head height to eaves areas.

OUTSIDE

Externally, there is an enclosed paved courtyard area with double pedestrian gates leading onto Oxford Street where parking can be found. A residents permit is required from Derby City Council upon occupancy.

PLEASE NOTE

As part of our application process, fees will become due for referencing, tenancy agreement administration and an inventory, these will be charged in addition to the Rent and Deposit (which is £150 more than the rental) that will be payable before the tenancy starts. Our fees can be found at: <http://www.bbjlettings.co.uk/tenants>.

Please contact our Branch for full details of the fees payable before you make any decision about this property or before you decide to view this property. Our Branch staff can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

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.

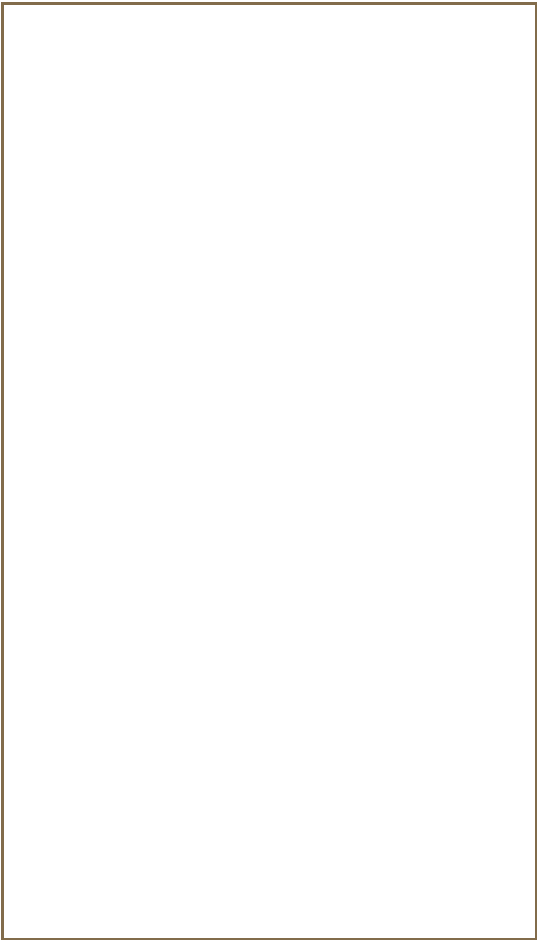
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer 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.

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

Area Map



Floor Plans



Energy Efficiency Graph

