



426 Bishops Drive, Oakwood, DE21 2DF

£750 Per Calendar



A very smartly and much improved one bedroom mid-townhouse with modern kitchen and bathroom along with car parking to the rear enjoying a favourable position overlong the main Oakwood park.



The 'all electric' townhouse is neutrally redecorated throughout and comprises, entrance hallway, generous living room, modern fitted kitchen with oven and hob, rear conservatory with replacement roof. To the first floor a landing with airing cupboard, provides access into a large double bedroom with wardrobe and built-in cupboard and finally a neatly presented white three piece bathroom suite with shower over bath.

Externally there is a lawned front garden and paved pathway leading to the front door. To the rear is an enclosed low maintenance garden with shed and gate leading to the rear parking area.

An ideally located home close to the useful shopping amenities also found off Bishops Drive along with park and leisure centre. There is also a frequent public transport service into the city centre.

ACCOMMODATION

GROUND FLOOR

Entrance lobby with main UPVC double glazed front door, coat hanging hooks, newly carpeted, inner door into:

LIVING ROOM

A spacious reception area being newly carpeted having a front facing new UPVC double glazed window, stairs lead to the first floor, media connections and a modern replacement electric heater.

KITCHEN

The kitchen has been newly appointed with a modern range of wall and base units having matching cupboard and drawer fronts with integrated handles, laminate work surfaces and tiled walls, stainless steel sink and drainer, newly installed electric oven and hob with extractor fan over, space for an upright fridge freezer and plumbing for a washing machine, useful understairs cupboard, vinyl floor covering, electric storage heater.

CONSERVATORY

UPVC double glazed windows and door into the garden, laminate flooring, warm insulated replacement roof.

FIRST FLOOR

LANDING

UPVC double glazed window, cupboard housing hot water cylinder.

BEDROOM

A generous double bedroom having a front facing UPVC double glazed window overlooking the entrance to the local park, newly carpeted, built-in store cupboard with hanging rail, double wardrobe and a modern electric panel heater.

BATHROOM

Smartly appointed with a white three-piece suite comprising a panelled bath with a chrome showerhead and electric shower over, tiled walls, wash handbasin sat on a vanity unit and low level WC, vinyl floor covering, UPVC double glazed window and chrome electric towel heater.

OUTSIDE

Externally there is a lawned front garden and paved pathway leading to the front door. To the rear is an enclosed low maintenance garden with shed and gate leading to the rear 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

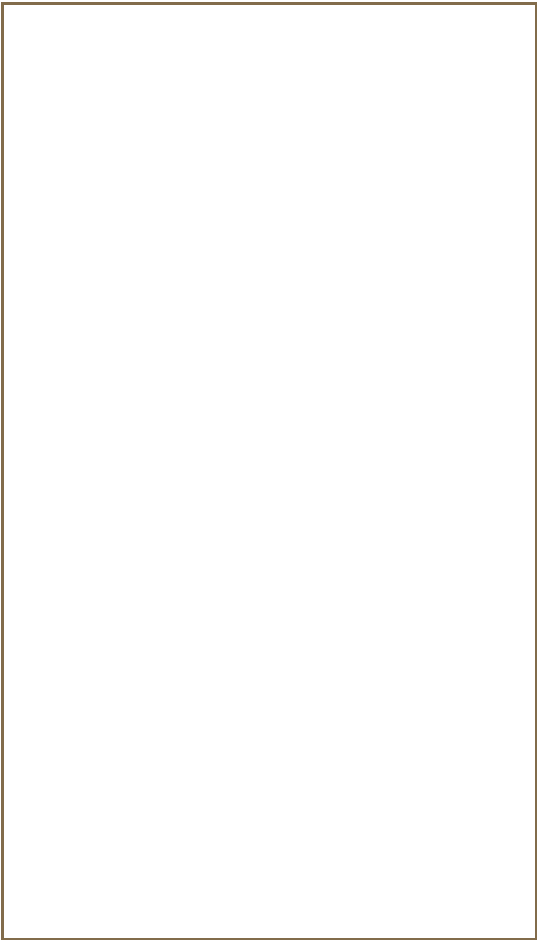
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

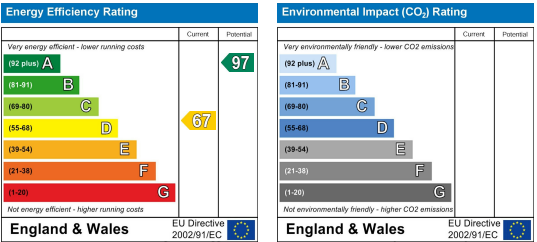
Area Map



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