



18 Wade Avenue, Littleover, Derby, Derbyshire, DE23 6BG

£1,050 Per Calendar



A smartly presented three bedroom semi-detached property located in the heart of Littleover village close to all local facilities including reputable schooling, Derby Royal Hospital and city centre.



The freshly carpeted accommodation which also includes gas central heating and UPVC double glazing comprises, side entrance hallway, front reception room, kitchen and rear reception room leading into a utility room and cloakroom. To the first floor there are three bedrooms and bathroom with shower over bath.

Externally there is street parking and to the rear a pleasant enclosed garden with patio, lawn and shed.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Entering the property at the side of the building through a composite door beneath a covered storm porch into a formal hallway with Minton tiled floor, stairs lead to the first floor with useful cupboard beneath, UPVC double glazed window and radiator.

LOUNGE

13'5" into bay x 11'11" (4.09m into bay x 3.63m)
UPVC double glazed bay window to front elevation, feature fireplace, shelving, media connections and radiator.

KITCHEN

8'6" x 6'6" (2.59m x 1.98m)
Well appointed with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel circular sink and drainer, integrated electric oven, hob, extractor fan, fridge and dishwasher, side UPVC double glazed window and radiator.

DINING ROOM

12'2" x 12' (3.71m x 3.66m)
Wooden flooring, built in cupboard, UPVC double glazed French doors to garden, radiator.

UTILITY ROOM

7'10" x 5'5" (2.39m x 1.65m)
With plumbing and space for two laundry appliances, sink and additional fridge, radiator.

WC

Low level WC and wash basin.

FIRST FLOOR

LANDING

Passaged with independent access to all first floor rooms.

BEDROOM ONE

12' x 11' (3.66m x 3.35m)
A comfortable double bedroom with front facing UPVC double glazed window, feature fireplace and radiator.

BEDROOM TWO

12' x 11'2" (3.66m x 3.40m)
A second comfortable double bedroom with built in wardrobe, cabinet and shelving, UPVC double glazed window overlooking the rear garden and radiator.

BEDROOM THREE

8'6" x 6' (2.59m x 1.83m)
UPVC double glazed window and radiator, a perfect nursery or study.

BATHROOM

Cleverly fitted with a three piece suite comprising a panelled bath with mains shower over, wash basin and WC, tiled walls and floor, chrome towel radiator, extractor fan and UPVC double glazed window.

OUTSIDE

Externally there is street parking and to the rear a pleasant enclosed garden with patio, lawn and shed.

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.

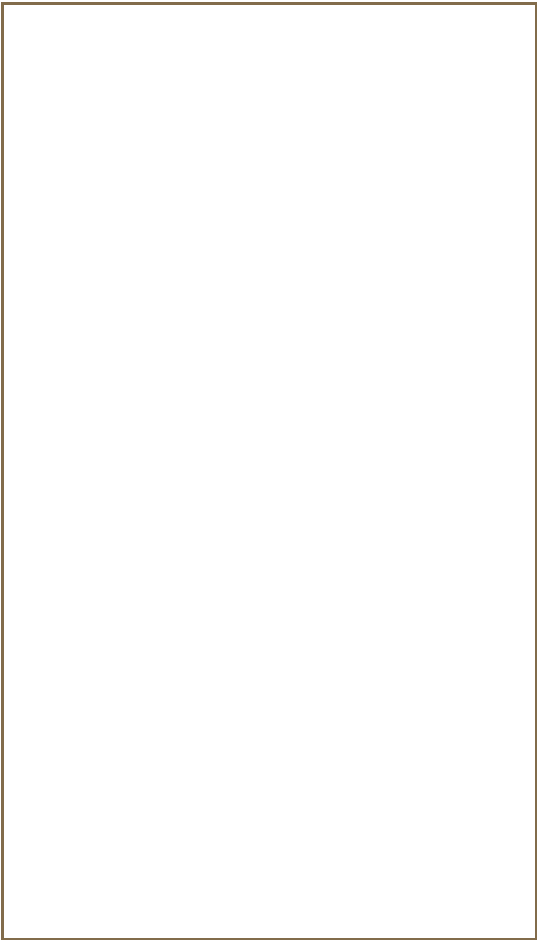
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

