



162 Old Mansfield Road, Derby, DE21 4SR

**£895 Per Calendar
Month**



Situated within easy reach of the vibrant city centre of Derby, this is a well presented two bedroom semi detached property which benefits from gas central heating and double glazing.



162 Old Mansfield Road, Derby, DE21 4SR

£895 Per Calendar Month



The current landlord has spent particular time and effort in the presentation of the home which in brief comprises an entrance lobby, large lounge/dining room with staircase leading to the first floor, conservatory with views over the garden and access to a kitchen with integrated appliances and separate utility space leading to the garden. To the first floor are two good sized bedrooms and a bathroom with shower over the bath.

Outside the property benefits from an enclosed garden to the rear with decked patio area and to the side of the house there are two allocated car parking spaces.

Derwent Heights is a very popular residential location, within the heart of the city, only a short distance away from the city centre and local parks. Shopping facilities at Oakwood and Chaddesden are found close by and the house is perfectly positioned for ease of access to the A50, A52 and M1 corridor.

Viewing highly recommended.

ACCOMMODATION

Entering the property through front door into:

ENTRANCE LOBBY

With coat hanging space.

LOUNGE/DINING ROOM

16'2" x 11'11" (4.93m x 3.63m)

This spacious room with staircase leading to the first floor, laminate floor, feature fireplace with electric fire and radiator. Double doors leading to:

CONSERVATORY

16'11" x 9'1" (5.16m x 2.77m)

This brilliant space has double glazed windows

overlooking the garden and double glazed doors leading to the rear.

KITCHEN

11'10" x 7'11" (3.61m x 2.41m)

With a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, electric hob and extractor over. The kitchen has a sink unit with drainer beneath a double glazed window overlooking the front elevation and there is appliance space, radiator and access to:

UTILITY

8'7" x 7'9" (2.62m x 2.36m)

A particularly useful space with double glazed window overlooking the rear, door to the rear garden and space for storage and appliances.

TO THE FIRST FLOOR

LANDING

BEDROOM ONE

14'11" x 8'8" (4.55m x 2.64m)

With double glazed window to the rear elevation, radiator and useful storage cupboards and wardrobe area.

BEDROOM TWO

5'11" x 9'2" (1.80m x 2.79m)

With double glazed window and radiator.

BATHROOM

7'7" x 5'6" (2.31m x 1.68m)

With a low level WC, pedestal wash hand basin and bath with shower over the bath, complementary tiling, frosted double glazed window and radiator.

OUTSIDE

Outside the property benefits from an enclosed garden to the rear with decked patio and views beyond.

To the side of the house there is car standing for two vehicles.

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.

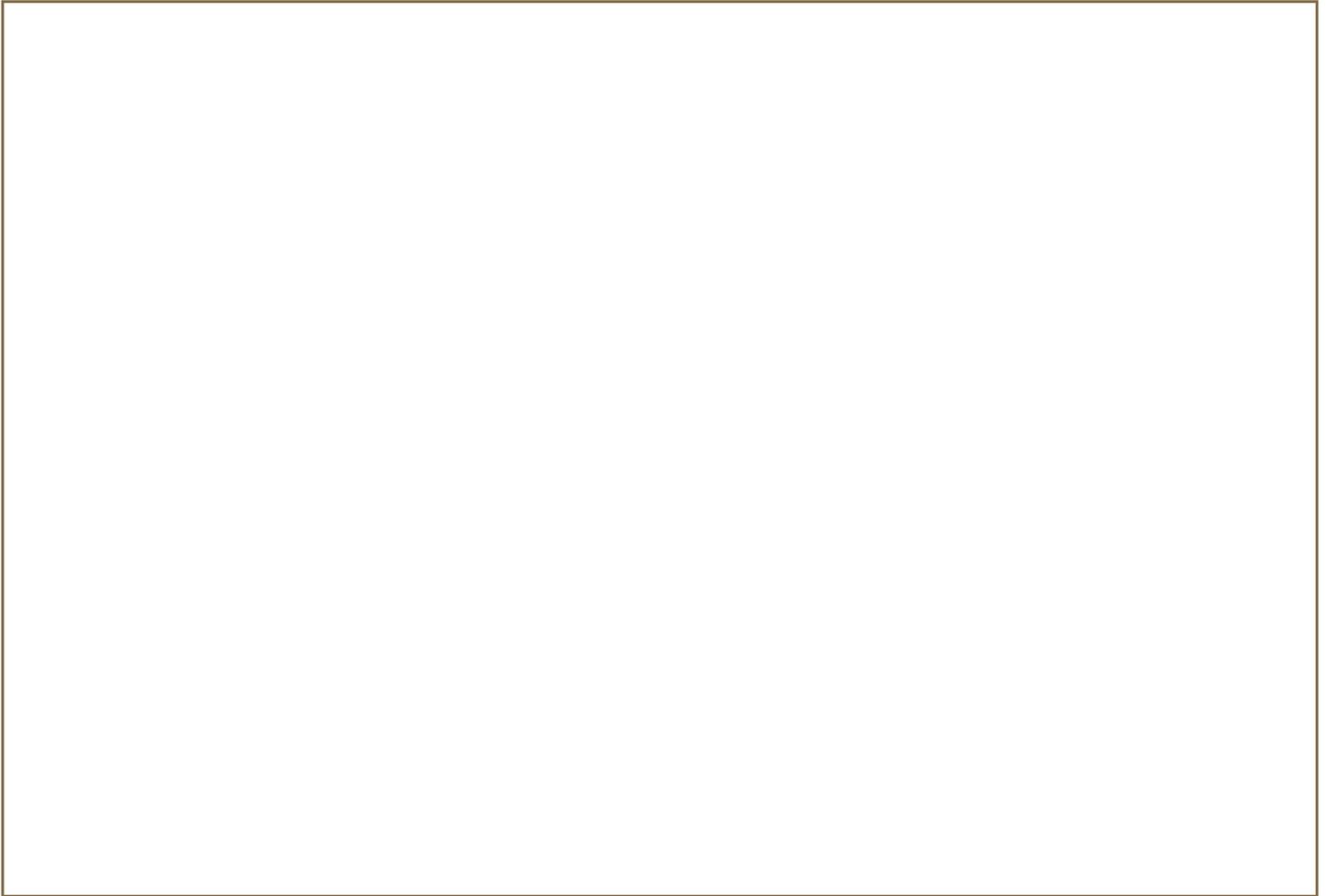
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



Road Map



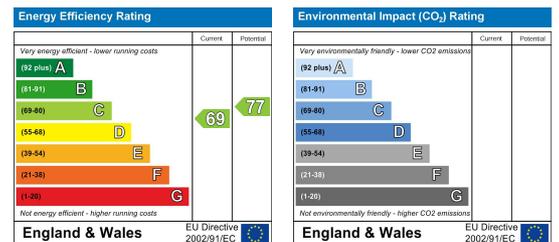
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's 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 of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk