



## 112 Peet Street, Derby, Derbyshire, DE22 3RG

**£850 Per Calendar**



A larger than average two double bedroom terraced house located off Utttoxeter Road with ease of access to the city centre and Hospital.

The property benefits from gas central heating and upvc double glazing and in brief comprises, entrance hallway, lounge, dining room, spacious kitchen, two double bedrooms and spacious bathroom with shower over bath.

Externally there is an enclosed rear garden with outbuilding and street parking to the front.



A larger than average two double bedroom terraced house located off Utttoxeter Road with ease of access to the city centre and Hospital.

The property benefits from gas central heating and upvc double glazing and in brief comprises, entrance hallway, lounge, dining room, spacious kitchen, two double bedrooms and spacious bathroom with shower over bath.

Externally there is an enclosed rear garden with outbuilding and street parking to the front.

**HALLWAY**

Entering the property through a timber panelled front door, access to the cellar and radiator.

**LOUNGE**

12'3 x 10'8 (3.73m x 3.25m)  
UPVC double glazed window, media connections and radiator.

**DINING ROOM**

14'1 x 12'2 (4.29m x 3.71m )  
Upvc double glazed window, plenty of space for dining furniture, radiator, stairs to first floor and access into:

**KITCHEN**

10'0 x 9'6 (3.05m x 2.90m)  
Fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled/back, stainless steel sink and drainer, integrated electric oven with a gas hob and extractor fan, space for all other appliances, upvc double glazed windows and rear door to garden, radiator.

**FIRST FLOOR**

**PASSAGED LANDING**

**BEDROOM ONE**

14'0 x 12'0 (4.27m x 3.66m )  
A spacious double bedroom having a front facing UPVC double glazed window, built-in shelving and rails, radiator.

**BEDROOM TWO**

12'3 11'0 (3.73m 3.35m)  
Second double bedroom having a built-in cupboard, rear facing UPVC double glaze window and radiator.

**BATHROOM**

10'1 x 9'5 (3.07m x 2.87m)  
A very spacious bathroom being fitted with a white panelled bath with A mains shower over and screen, wash handbasin sat on the vanity unit and they low-level WC, built-in cupboard, providing storage and second cupboard housing the combination boiler.

**OUTSIDE**

Street parking.

Enclosed rear garden with outhouse.

**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.

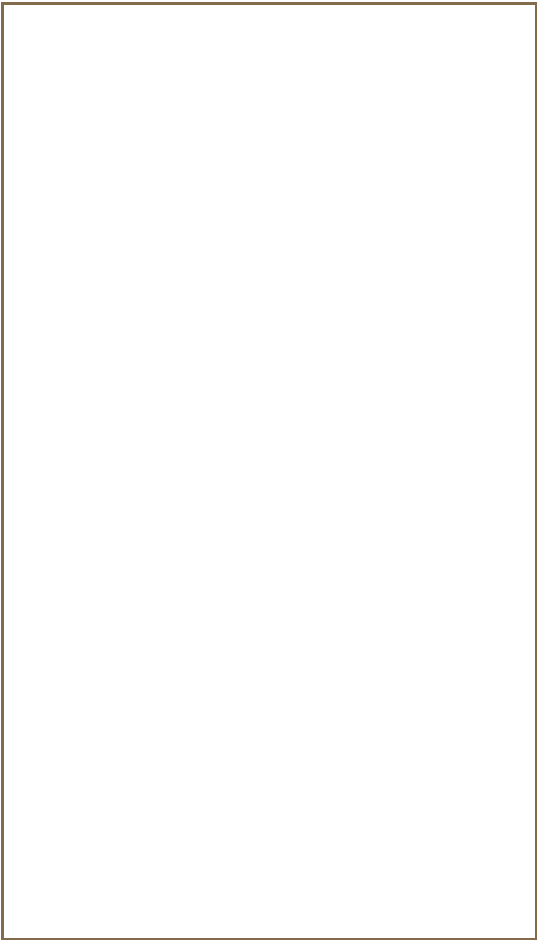
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer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

Area Map



Floor Plans



Energy Efficiency Graph

