



---

18 Derventio Close  
Derby  
DE1 3TD

Per Calendar Month  
£850 Per Calendar Month

---

- Quite cul-de-sac location
- Modern kitchen
- Low maintenance gardens
- Let & Managed by Scargill Mann & Co

SCARGILL  
MANN & CO

EST. 1995



## GENERAL INFORMATION

**AVAILABLE NOW**, Three bedroom semi detached property located in the popular area of Chester Green, within walking distance of Derby City Centre and within easy access to major road links.

On the first floor you will find three bedrooms either side of a family bathroom with full suite facilities to include an electric shower over the bath

This property benefits from off road parking and gas central heating. Internally you will find a spacious lounge a modern fitted kitchen with a range of wall and base units, electric oven & Gas hob.

On the first floor you will find three bedrooms either side of a family bathroom with full suite facilities to include an electric shower over the bath.

## LOCATION

The property occupies a position in the popular area of Chester Green, which is within walking distance to Derby City Centre.

## ON THE GROUND FLOOR

### LOUNGE

4.81m x 4.01m (15'9" x 13'1")

Spacious lounge, gas central heating.

### KITCHEN

3.42m x 3.03m (11'2" x 9'11")

Vinyl flooring, gas central heating. With stainless steel sink unit with mixer taps over, full range of base cupboards with work surfaces over, tiled surrounds, inset gas hob with extractor fan above, built-in electric oven, complimentary wall mounted cupboards, space for washing machine and dishwasher under counter.

## TO THE FIRST FLOOR

### BEDROOM ONE

4.01m x 2.69m (13'1" x 8'9")

Large double, central heating radiator and double glazed windows.





#### BATHROOM

2.37m x 1.73m (7'9" x 5'8")

Modern bathroom with paneled bath with electric shower over. Low level WC and pedestal basin. Vinyl flooring.

#### BEDROOM TWO

3.14m x 1.92m (10'3" x 6'3")

Spacious single room, central heating radiator.

#### BEDROOM THREE

2.48m x 2.34m (8'1" x 7'8")

Single bedroom, central heating radiator. Built in storage cupboard.

#### OUTSIDE & GARDENS

Driveway with space for one car, low maintenance garden.

#### DIRECTIONAL NOTE

When approaching from Derby on the A601 ring road, take the left-hand slip lane onto Mansfield Road. At the second roundabout take the first exit onto Old Chester Road, Derventio Close is the second road on the left, follow until the end of the road, the property is on the right-hand side.

#### SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Available Now



#### PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

#### DEPOSIT

5 Weeks Rent.

#### ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS -

Gas Supply: Mains

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central heating

Broadband type: BT Openreach, please check Ofcom website.

#### VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office  
01332 206620.



**SALES OFFICE**

Unit 17 Eastgate Business Centre  
Eastern Avenue  
Burton upon Trent  
DE13 0AT  
T: 01283 548194 /01332 208820  
E: sales@scargillmann.co.uk

**LETTINGS OFFICE**

17 Mallard Way  
Pride Park  
Derby  
DE24 8GX  
T: 01332 206620  
E: lettings@scargillmann.co.uk

