



61 South Avenue

Spondon, Derby, DE21 7FS

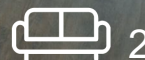
£1,300 Per Calendar Month

A recently refurbished three-bedroom detached home. The property in brief; comprises of Entrance with additional storage, spacious living area with feature fireplace, dining room which leads to the garden. Well-appointed kitchen with electric oven and four ring gas hob. To the first floor there are two double bedrooms and one single room with built in bed. Modern bathroom comprising of a panelled bath with mains fed shower and separate hand held attachment over, low level w.c, pedestal wash hand basin with vanity unit. UPVC double glazed window, extractor fan and vinyl flooring. No Smokers. Available from 30th April 2025.

Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

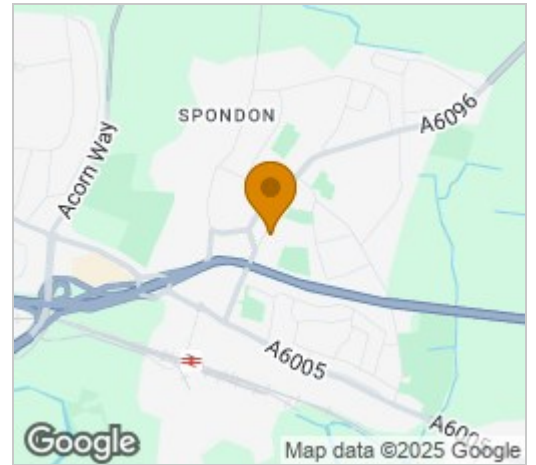
- Detached home in a prime location
- Recently refurbished
- Off road parking
- Low maintenance garden
- New carpets throughout
- Garage
- Let & Managed by Scargill Mann & Co



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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.