



Ashbourne Business Centre, Dig Street, Ashbourne,
Derbyshire DE6 1GF Tel/Fax 01335 342936

www.doveproperty.co.uk



Watson Street, Derby, DE1 3SJ

£500 per calendar month

Unfurnished

Deposit £600

GENERAL DESCRIPTION

Well presented mid terrace property in ideal location close to local amenities and having easy access to City centre.

This well equipped property briefly comprises; lounge, dining room, modern kitchen (incl appliances and utility area whilst to the first floor there are 2 bedrooms (both with built in wardrobes) and bathroom. GCH and double glazed throughout.

To the rear, which faces the park, is an enclosed courtyard, two outbuildings (1 being outside w.c., 1 for storage) plus a garden shed. Pets Welcome.

ACCOMMODATION

GROUND FLOOR:

ENTRANCE through hardwood door into;

LOUNGE (10'11" x 10'6") having window to the front aspect, with the main feature of the room being modern inset gas fire. Fitted carpet. T.V aerial point. Door leading through to Dining Room with additional door leading to understairs storage cupboard.

DINING ROOM (12'1" x 11') having window looking to utility room, with door off leading to stairs to first floor. Fitted carpet.

KITCHEN (8'11" x 5'9") Fitted with good range of base and eye level units in 'wood effect' finish with brown 'marble effect' laminated work surface incorporating white sink/drain (with water filtration system), gas hob and electric oven with pull out extraction above. In addition there is a washing machine and fridge. Linoleum flooring. Window facing and door leading to;

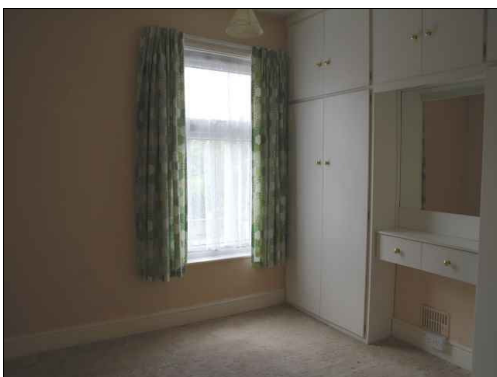


UTILITY ROOM (9' x 4'2") useful area with carpet flooring and door leading to rear garden.

FIRST FLOOR:

STAIRCASE accessed from Dining Room, with fitted carpet leading to landing with doors leading off to;

BEDROOM 1 (10'11 x 10'6") with double glazed window to front aspect and fitted carpet. There a 2 x double door fitted wardrobes with central vanity area.



BEDROOM 2 (12'3" x 8') with double glazed window to rear aspect, fitted carpet and double door wardrobe with desk/dressing table. Further door off leading storage cupboard.

BATHROOM with window to rear aspect and linoleum flooring. Three piece suite comprising pedestal wash hand basin, w.c. and bath with shower over.

OUTSIDE:

Adjacent to the property is a secure passageway which leads to an enclosed paved area with shrub border. There are two brick outbuildings; one housing the boiler and suitable for storage, the other being a w.c.. There is also a shed providing further storage.



VIEWING: By appointment through Dove Property