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Campion Street, Derby DE22 3EF

£550 per calendar month

Unfurnished

Deposit £650

GENERAL DESCRIPTION

Occupying a popular and convenient location this well presented, three bedroom terrace property, is just a short walking distance to a local primary school and Derby City centre. With the benefit of gas central heating and double glazing throughout, this property briefly comprises Open Plan Living Kitchen Diner, Utility Room, Downstairs Cloaks, one Double and two Single Bedrooms and Bathroom.

A gate to the side of the property provides shared access to the rear where the property enjoys a private, enclosed, low maintenance garden.

EPC Band: E

Council Tax Band: A

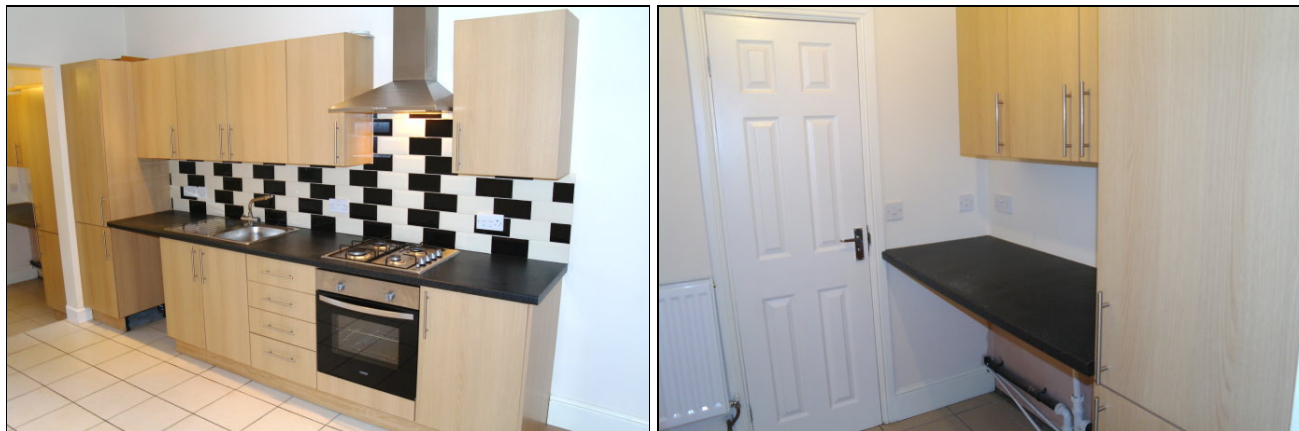
ACCOMMODATION

GROUND FLOOR:

ENTRANCE through UPVC glazed entrance door into:



LIVING KITCHEN DINER (26'7" x 10'9" max) having well defined Lounge and Kitchen Diner areas. Lounge area with pendant light fitting, carbon monoxide detector and smoke alarm to ceiling, double glazed window to front aspect, double panelled central heating radiator, television and telephone points. Wall mounted 'Siemens' thermostat control panel, stairs to first floor, oak effect laminate flooring with cellar hatch. Kitchen Diner area with ceramic tiled flooring, recessed spotlights, UPVC double glazed entrance door to rear garden and further double panelled central heating radiator. Fitted with a range of maple effect, shaker style base and eye level storage units incorporating inset stainless steel sink with drainer and mixer tap over. Built-in 'Lamona' electric oven with matching inset four-ring gas hob and stainless steel chimney extractor hood above. Granite effect laminate roll-edge work surface, black and white tiled splash backs, with under-cupboard space and power for refrigerator. Open doorway into:



UTILITY ROOM (6'7" x 6'1" into cupboards) with with ceramic tiled flooring continued, again fitted with a range of maple effect, shaker style base and eye level storage units with granite effect laminate roll-edge work surface. Pendant light fitting to ceiling, single panelled central heating radiator and double glazed window to side. Wall mounted 'iMini' combi boiler and space and plumbing for washing machine / tumble drier. Door through to:

DOWNSTAIRS CLOAKS again with ceramic tiled flooring, ceiling light fitment and extractor fan to ceiling. double glazed obscured window to side and single panelled central heating radiator. Appointed with a white low flush W.C., and vanity wash hand basin with tiled splash back.

FIRST FLOOR:

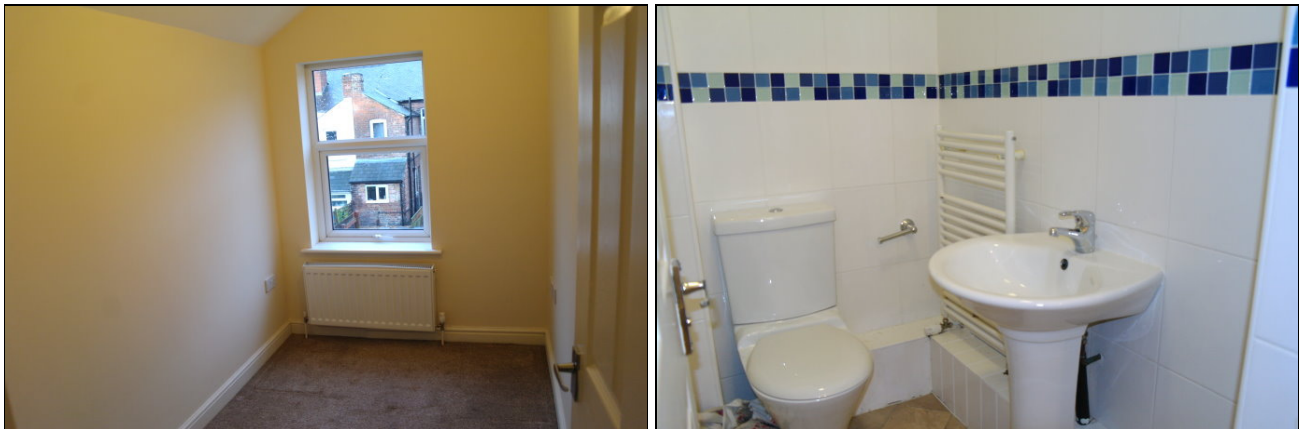
LANDING at head of carpeted stairs, with two pendant light fittings, smoke alarm and loft access hatch to ceiling. Double panelled central heating radiator and doors leading to:

BEDROOM 1 (11'3" max x 11'2" plus door recess), carpeted with pendant light fitting to ceiling, double panelled central heating radiator, double glazed window to rear aspect and television point.



BEDROOM 2 (11' max x 8' plus door recess), carpeted with pendant light fitting to ceiling, double panelled central heating radiator, double glazed window to front aspect and television point.

BEDROOM 3 (10' x 6'1"), carpeted with pendant light fitting to ceiling, double panelled central heating radiator, double glazed window to rear aspect and television point.



BATHROOM having cushioned flooring, ceiling light fitment and extractor fan to ceiling. Room fully tiled and appointed with a white three piece suite comprising low flush W.C, pedestal wash hand basin and bath with shower attachment over. Heated towel rail.

OUTSIDE:

TO THE SIDE OF THE PROPERTY is a gate providing shared access to the rear of the property.

TO THE REAR OF THE PROPERTY is a private, enclosed low maintenance garden with paved and gravelled areas.



VIEWING: By appointment through Dove Property