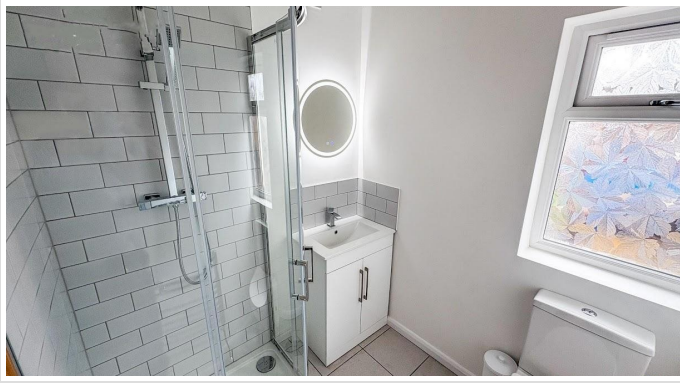


3 Bed Terraced In Vicarage Road , Derby, DE3 0EE

£1,200 Monthly





SHORT DESCRIPTION

Property Ref: 15326 A STUNNING Fully RENOVATED and EXTENDED THREE BEDROOM Terraced Home in the HEART of MICKLEOVER - Within WALKING DISTANCE of Local Shops, Schools, and Amenities. This BEAUTIFULLY UPGRADED property offers GENEROUS LIVING SPACE throughout and is tucked away from the main road, offering a PEACEFUL SETTING with easy access to everything Mickleover has to offer. Step through the front garden via a PEDESTRIAN WALKWAY and into a WELCOMING ENTRANCE HALLWAY which flows into a BRIGHT and SPACIOUS LOUNGE with a FEATURE ELECTRIC FIREPLACE - perfect for cosy evenings in. To the rear, a MODERN NEWLY FITTED KITCHEN with DINING AREA boasts CONTEMPORARY UNITS and PLENTY OF ROOM for a dining table, opening through an ARCHWAY into a LIGHT-FILLED SUN ROOM. Upstairs, the property offers a GENEROUS MASTER BEDROOM with a REAR EXTENSION providing a FANTASTIC DRESSING AREA, a SECOND DOUBLE BEDROOM, a THIRD SINGLE BEDROOM and a MODERN NEWLY FITTED SHOWER ROOM. Outside, enjoy a LOW-MAINTENANCE REAR GARDEN mostly laid to lawn, with a PAVED PATIO - perfect for summer BBQs. Additional features include a LARGE SHED (with previous garage footings), a REAR ACCESS GATE, OFF-STREET PARKING and even an OUTSIDE WC. This property also benefits from: • uPVC DOUBLE GLAZING • GAS CENTRAL HEATING • MODERN CONSUMER UNIT • EXCELLENT TRANSPORT LINKS (A38, A50, M1 & East Midlands Airport) A FANTASTIC FAMILY HOME or ideal for PROFESSIONAL TENANTS - EARLY VIEWING HIGHLY RECOMMENDED to AVOID DISAPPOINTMENT! Entrance Hallway 1.45 m x 1.32 m (4ft 9 x 4ft 4) Lounge 3.63 m x 4.42 m (11ft 11 x 14ft 6) Kitchen 2.59 m x 5.69 m (8ft 6 x 18ft 8) Dining Area 3.33 m x 2.18 m (10ft 11 x 7ft 2) First Floor Landing 1.78 m x 1.73 m (5ft 10 x 5ft 8) Bedroom One 2.62 m x 3.58 m (8ft 7 x 11ft 9) Bedroom Two 3.63 m x 3.56 m (11ft 11 x 11ft 8) Bedroom Three 2.74 m x 2.29 m (9ft x 7ft 6) Shower Room 1.78 m x 1.65 m (5ft 10 x 5ft 5) Dressing Area 3.56 m x 2.18 m (11ft 8 x 7ft 2) Property Type: Terraced Full Renting price: £1200.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: B EPC rating: C Measurement: 914.932 sq.ft. Outside Space: Rear Garden Parking: Residents Heating Type: Gas Central Heating -----

3

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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