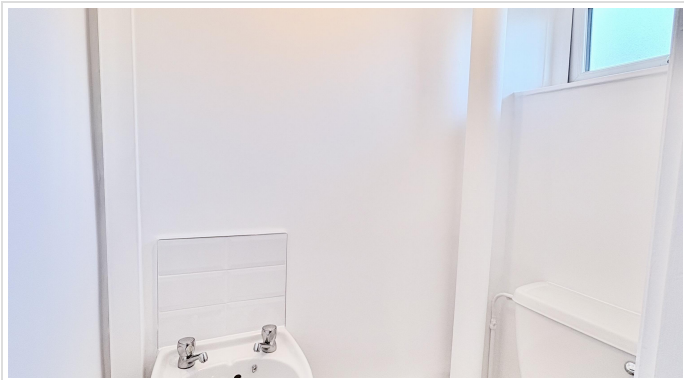


3 Bed Terraced In Athol Close Sinfin, Derby, DE24 9LZ

£975 Monthly





SHORT DESCRIPTION

Property Ref: 16654 FULLY RENOVATED THREE-BEDROOM HOME IN SINFN, DERBY This WELL-PRESENTED HOME has been fully renovated to a high standard offering MODERN COMFORTABLE LIVING and is ideally positioned in the POPULAR AREA OF SINFN, DERBY. The property combines contemporary finishes with a practical layout making it an excellent choice for PROFESSIONAL TENANTS or FAMILIES. Ideally located close to LOCAL SHOPS AMENITIES and BUS ROUTES the property is also within WALKING DISTANCE of Grampian Primary School approximately a 10-minute walk away. The area provides good transport links to Derby city centre and surrounding locations. The ground-floor accommodation comprises a BRIGHT LIVING ROOM and a SEPARATE DINING ROOM offering versatile space for both everyday living and entertaining. The property further benefits from a NEWLY FITTED MODERN KITCHEN finished to a high standard along with a convenient GROUND-FLOOR CLOAKROOM. Upstairs the property offers THREE WELL-PROPORTIONED BEDROOMS together with a MODERN FAMILY BATHROOM all arranged on the first floor and providing comfortable accommodation for a range of household needs. The house has been FULLY RENOVATED to a HIGH STANDARD throughout, creating a fresh, contemporary interior ready for immediate occupation. Further benefits include GAS CENTRAL HEATING and well-proportioned living space throughout. Externally the property benefits from both a FRONT GARDEN and a PRIVATE REAR GARDEN providing useful outdoor space for families or relaxing during warmer months. Situated within a WELL-ESTABLISHED RESIDENTIAL AREA this property offers modern living in a convenient and desirable location. AVAILABLE NOW - EARLY VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT. Property Type: Terraced Full Renting price: £975.00 Pricing Options: Fixed Price Council tax band: A EPC rating: D Measurement: 947.224 sq.ft. Outside Space: Rear Garden Parking: Residents Heating Type: Gas Central Heating -----

3

Bed Room(s)

1

Bath Room(s)

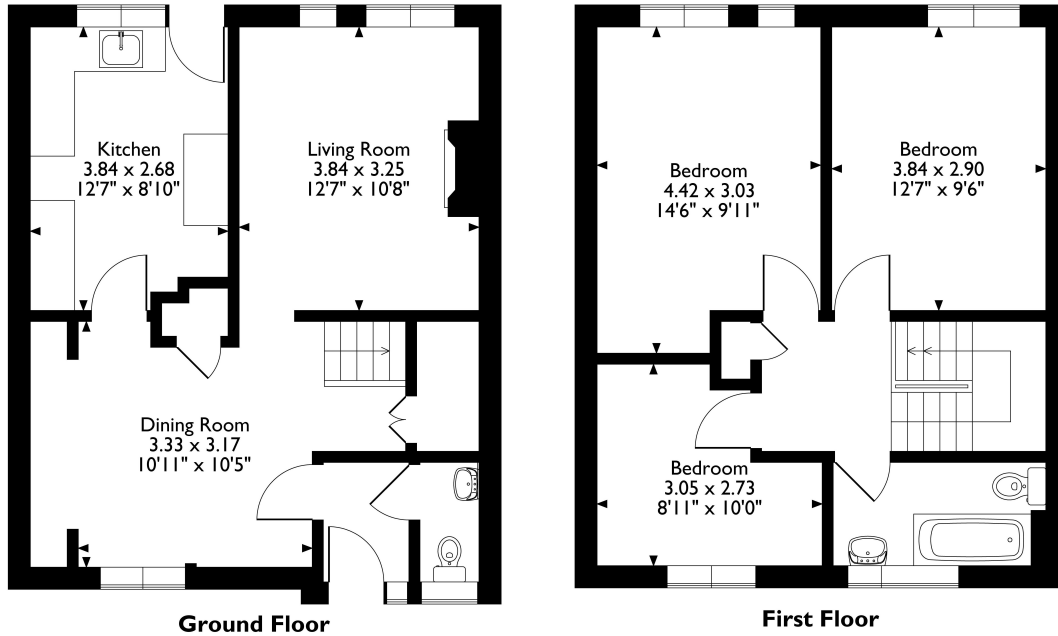
1

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.

Approximate Gross Internal Area
89 Sq M/960 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

Property type	Mid-terrace house
Total floor area	88 square metres

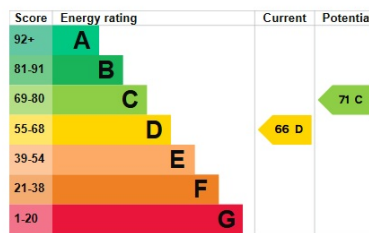
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

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

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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