

# Spring Street

Derby, DE22 3UF

John German



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£625 pcm

This newly renovated three bed terraced family home is to an excellent standard and has brand new kitchen, bathroom, décor and flooring.

This three bed completely refurbished mid terrace property is located in the sought after centre of Derby. Shopping and the town centre is just a few minutes walk away and the property is just of a good bus route. Spring Street is conveniently located near Stockbrook recreation ground and the Beckett Primary School is a couple of streets away - as well as having excellent road links with the A38, A52 and M1 motorway leading on to East Midlands Airport.

The property benefits from uPVC double glazing, gas central heating via a combination boiler and has a brand new bathroom and kitchen plus grey/white décor throughout and new flooring.

The entrance door to the front of the property opens into a light and airy lounge with Victorian gas fire place which leads into a separate dining room which also has a feature fireplace (ornamental only).

The modern fitted kitchen a range of grey units with walnut laminate worktop plus complimentary white tiling plus there is an integrated washing machine, electric oven, gas hob and extractor fitted within the units. There is a designer radiator at the side of the fridge/freezer space and a back door to the rear garden.

To the rear is a white three piece bathroom suite with shower over the bath with a contemporary style vinyl flooring fitted.

To the first floor can be found three bedrooms - all with neutral décor and new grey carpets. Two have ornamental Victoria fireplaces.

Outside, to the rear of the property features an enclosed garden with secure gated access leading to the front of the property. A shed is supplied and the lawned area of the garden leads to a small patio area at the rear wall.

**This property is Unfurnished** Council Tax Band: A Ref: JG





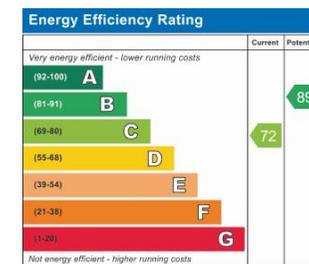


### Agents' Notes

As part of our application process, fees will become due for referencing, tenancy administration and inventory, these will be charged at the start of the Tenancy in addition to rent and deposit due. Fees may apply, for full details visit: <http://www.johngerman.co.uk/pages/tenant-fees>. These particulars do not constitute an offer or part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our lettings details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. None of the services or appliances to the property have been tested.

### Referral fees

We routinely refer our landlords and tenants to Let Alliance for insurance advice. It is your decision whether you choose to deal with Let Alliance. In making that decision, you should know that we receive 20% commission for insurance products sold which is worth approximately £45 per policy. Where we arrange for an EPC to be provided on behalf of a client, we charge an administration fee of £96 which covers arranging the inspection, collection of keys (if necessary) and the survey. Of the total cost John German retains on average £30 to cover the administration of this process. If you require any financial advice we may refer you or the tenant to APR Money Limited for advice on mortgage products available. It is the decision of the landlord or tenant whether they choose to deal with APR Money Limited. In making that decision, you should know that we receive approximately £60 per referral from APR Money Limited.



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