

Foss Road

Hilton, Derby, DE65 5BJ



Set on three floors with a large master bedroom suite having fitted double wardrobes and en suite shower room this superb and well-proportioned three double bedroomed house has a large rear lounge overlooking the private garden and enjoys both gas central heating and UPVC double glazing

£775 pcm



John German

A spacious gas central heated three double bedroomed house with UPVC double glazing and two dedicated parking spaces adjacent.

Set on three floors with a large master bedroom suite having fitted double wardrobes and en suite shower room this superb and well - proportioned three double bedroomed house has a large rear lounge overlooking the private garden and enjoys both gas central heating and UPVC double glazing. The accommodation, detailed below, is ready for occupation and is situated in the village of Hilton with excellent road communications, A50 and A38, local amenities include an Aldi Store in walking distance, gastro village pubs, historic church, junior school and bus services to Derby, Burton and Uttoxeter.

Entrance Hall: Laminate flooring, built in store cupboard, radiator.

Cloakroom: White suite with low flush w.c., wash hand basin, tiled floor, radiator.

Rear Lounge: 18' x 13' overlooking the garden through large sliding UPVC double glazed patio door and windows, laminate flooring, two radiators.

Fitted Kitchen: 11' x 6' Bright white matching units, cupboards and drawers, stainless sink unit, built in oven and hob with fan over, radiator, UPVC double glazed windows, tiled floor, roll edged work tops.

Landing: Radiator, fitted carpet and white staircase.

Bedroom 2: 12'10 x 11'10, fitted carpet, UPVC double glazing, radiator, fitted double wardrobes.

Bedroom 3: 12'10 x 8'9, fitted carpet, UPVC double glazing, radiator.

Family Bathroom: White suite, panelled bath with shower, wash hand basin, low flush w.c., tiled floor, radiator, wall tiling.

Second Floor Landing:

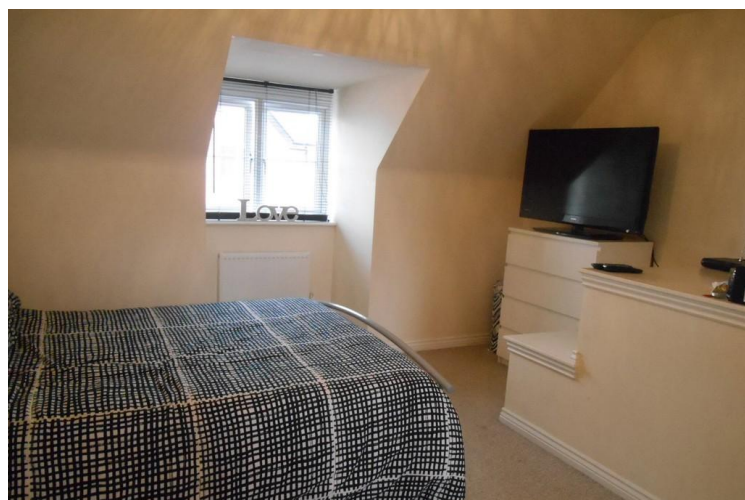
Master Bedroom Suite: 22' x 12'9 overall into separate dressing area with built in double wardrobes, two radiators, UPVC double glazing.

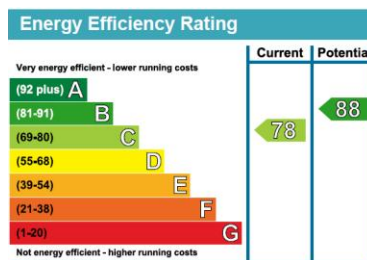
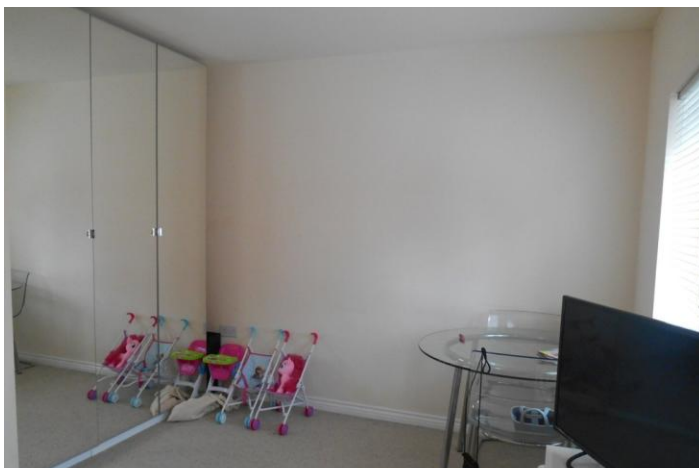
En Suite: White suite with fully tiled shower cubicle, low flush w.c., wash hand basin, tiled floor, radiator.

Garden: Enclosed easily managed rear with full width patio, artificial lawn, borders and shed, pedestrian access to side parking.

Car Parking: Two dedicated parking places adjacent to the house.

This property is Unfurnished





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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 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 APC 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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