

# Eden Close

Hilton, Derby, DE65 5NL

John German





# Eden Close

Hilton, Derby, DE65 5NL

£750 pcm

This three bed semi detached with garage and off road parking is available on a long term let. It is of good quality and overlooks countryside.

This three bedroom semi detached is positioned in a secluded spot on this popular development and is available on a long term let.

The property is ideally located with access to local shops, supermarket, post office and local schools. There are excellent road links for the A38, A50, Derby Royal Hospital and Rolls Royce.

The property is approached via the shared parking area where two spaces are available to the property as well as a single garage. The garage is the last one in the block and parking is directly in front of it.

Follow the path to the right and this leads you down to the front door and entrance hall of the property. There is a small cloaks/wc off with stairs to the first floor and plenty of storage space under the stairs.

The modern black and white kitchen is fitted with Bosch oven and microwave plus hob and extractor with space for washing machine and tall fridge/freezer. The spacious lounge/dining room to the rear has a gas fire in a marble fire surround with display lighting and french door access to the conservatory which has a ceiling fan.

The enclosed rear garden has a gate out to the pathway and has patio and lawn - ideal for a barbeque in the Summer.

To the first floor is the master bedroom which has two large windows overlooking countryside. There is a large cupboard over the stairs plus a fitted wardrobe. There are two further single bedrooms to the rear and a modern bathroom with shower over the bath.

The property benefits from gas central heating and double glazing. The landlord is happy for the tenant to decorate the property to their own taste if required. This is allowed upon agreement with the landlord regarding colours/wallpaper etc.

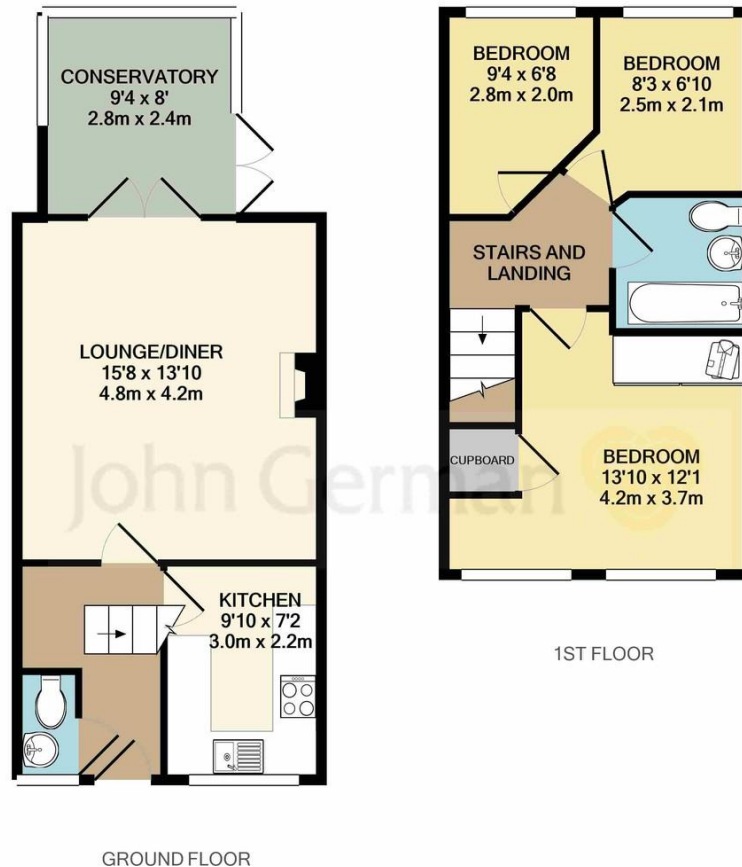
**This property is Unfurnished Council Tax Band: C**  
Ref: JG











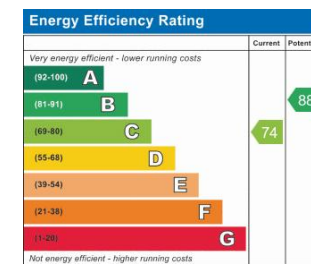
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

### 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.



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 515123

lettings@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

