



22 The Triangle, Derby DE7 4AP

£595 PCM



A three bedroom family home comprising open plan lounge/dining room, fitted kitchen and ground floor bathroom. With gas central heating and off road parking to the rear.

Accommodation

Entering through front door into:



OPEN PLAN LOUNGE/DINING ROOM

To the lounge area there is a window to the front elevation, feature alcove and cupboard housing meters. To the dining area there are stairs leading up to the first floor, feature fireplace, double doors leading out to the rear garden and access to:



KITCHEN

A fitted kitchen with wall and base units with laminate worksurface over, stainless steel sink and drainer unit with mixer tap, tiled splashbacks, tiled flooring, wall mounted gas central heating boiler and UPVC double glazed door out to the rear garden.



BATHROOM

Comprising three piece suite of panelled bath with shower mixer tap, low level WC and wash hand basin set within a vanity unit. With tiled flooring, two obscure glazed windows and plastic splashbacks to the walls.



FIRST FLOOR STAIRS & LANDING

Stairs rise from the ground floor dining space up to the first floor landing. Giving access to three bedrooms.

BEDROOM ONE

With fitted wardrobe and cupboard units, window to the front elevation and carpeted flooring.



BEDROOM TWO

With window to the rear elevation and carpeted flooring.



BEDROOM THREE

With window to the rear elevation and wooden flooring.



OUTSIDE

To the rear is an enclosed garden with paving and lawn. At the bottom of the garden there is access to a paved area which provides the facility for off road parking (access is around the property to the rear).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		52	78
England & Wales		EU Directive 2002/91/EC	

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