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### **Calvert Street, Derby DE1 2RQ**

£560 per calendar month

Unfurnished

Deposit £700

#### **GENERAL DESCRIPTION**

Dating back to 1840's, this refurbished, Grade II listed railway cottage is available to let unfurnished from September 2018. With original features this attractive, 2 bedroom mid-terrace property briefly comprises attractive Lounge, fitted Breakfast Kitchen, spacious Cellar, one Double and one Single Bedrooms, and Bathroom with newly fitted shower over bath.

With gas central heating, original windows (sash to front aspect), this comfortable home boasts a fantastic, low maintenance courtyard garden to rear and private parking to front.

Ideally located just two minutes walk to Derby Rail Station, ten minutes to Westfield Shopping Centre. Calvert Street would ideally suit a professional single or couple.

Early viewing recommended.

EPC Band TBC

Council Tax Band B

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via hardwood door into:

LOUNGE (14'11" max x 10'6"), having newly fitted oak effect laminate flooring with pendant light fitting to ceiling and original glazed sash window to front aspect. Main feature of the room being an 'adam' style fireplace with polished limestone back plate and hearth with wood surround and mantel, housing a gas fire. Low wood storage cupboard with shelf over, television point and door into:



KITCHEN / DINER (14' x 10'8" plus door recess) having newly fitted oak effect laminate flooring, fitted with a range of buff base level storage units, with grey granite effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap above. Free-standing 'Hotpoint' tall fridge freezer with space, power, gas and plumbing for cooker and washing machine. Four-point spotlight rail and smoke alarm to ceiling, single panelled central heating radiator and single glazed window to rear aspect. Recessed shelf with television point, 'Honeywell' thermostat control panel, hardwood entrance door to rear garden, stairs to First Floor and door with steps down to:



CELLAR (13'8" x 9'7") split into two rooms with two ceiling light fittings, consumer unit, and work bench.



## **FIRST FLOOR:**

LANDING AREA at top of newly carpeted stairs with handrail, pendant light fitting, loft access hatch (with ladder) and smoke alarm to ceiling, door concealing airing cupboard housing newly fitted 'Ideal Logic+' combi boiler, new carpet to floor and doors off to:

BEDROOM 1 (13' x 10'6"), newly carpeted with pendant light fitting to ceiling, original single glazed sash window to front aspect, single panelled central heating radiator, door concealing built-in shelving unit and double louvre doors concealing built-in wardrobe.



BEDROOM 2 (10'7" x 6'4" plus recess) newly carpeted with pendant light fitting to ceiling, double glazed window to rear aspect, single panelled central heating radiator, and built-in double door wardrobe,

SHOWER ROOM, having new wood effect cushioned flooring, newly half tiled, with light fitting to ceiling. Appointed with a white three-piece suite comprising low flush W.C., wash hand basin and large shower cubicle housing a thermostatically controlled mains shower. Heated towel rail, double glazed, obscured window to rear and medicine cabinet.



**OUTSIDE:**

TO THE FRONT OF THE PROPERTY is brick-paved footpath giving access to the front entrance door. Adjacent to this is a single car private drive.



TO REAR OF THE PROPERTY is a private courtyard garden with good sized patio seating area, raised, gravelled borders and gate providing rear to front access. External tap and 6' x 4' wood shed.

**VIEWING: By appointment through Dove Property**