Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



20 Drage Street, Derby, DE1 3RW

£900 Per Calendar

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A very smartly presented two bedroom terraced property located close to Derby city centre and numerous beautiful parks.







The gas centrally heated (brand new boiler installed November 2026) and UPVC double glazed accommodation comprises lounge, with fireplace and electric fire, inner lobby with understairs store covered, separate dining room with stairs leading to the first floor and a fitted kitchen to the rear. to the first floor there are two bedrooms and a bathroom with shower over bath.

Externally there is street parking available requiring a residents permit and to the rear, there is a pleasant garden with patio, lawn, seating area, shed and stocked with a variety of plants and shrubs.

Chester Green is a highly popular residential area, providing convenient access into the city centre via a pleasant riverside walk. Locally there is a grocery store, popular public houses, numerous beautiful parks and with ease of access to further retail outlets, A38 and A52 road networks.

A quality rented house.

ACCOMMODATION

GROUND FLOOR

LOUNGE
11'10" x 11'2" (3.61m x 3.40m)
A spacious reception room, having the main front door, two front facing UPVC double glazed windows, laminate flooring, fireplace with inset electric fire, media connections, radiator.

INNER LOBBY
With useful understairs store cupboard.

DINING ROOM
12'3" x 11'2" (3.73m x 3.40m)
A second spacious reception room with attractive wooden flooring, stairs lead to the first floor, rear facing UPVC double glazed window, radiator, access into:

KITCHEN
9'11" x 6'2" (3.02m x 1.88m)
Appointed with a range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled walls, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, space for an upright fridge freezer and washing machine, newly installed wall-mounted combination boiler providing domestic hot water and gas central heating, UPVC double glazed window, door to the rear garden.

FIRST FLOOR

LANDING
Passaged with independent access to all first floor rooms.

BEDROOM ONE
11'11" x 11'2" (3.63m x 3.40m)
A spacious double bedroom, having a front facing UPVC double glazed window, radiator.

BEDROOM TWO
12'2" x 7'10" (3.71m x 2.39m)
A generous second bedroom, having a rear facing UPVC double glazed window, built in wardrobe, radiator.

BATHROOM
9 '11" x 6'11" (2.74m '3.35m x 2.11m)
Appointed with a white three-piece suite comprising an enamel bath with an electric shower over and tiled walls, wash hand basin with a storage cupboard beneath, low-level WC, UPVC double glazed window, extractor fan, built-in store cupboard, radiator.

PLEASE NOTE
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

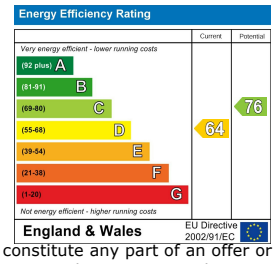
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer or contract.
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

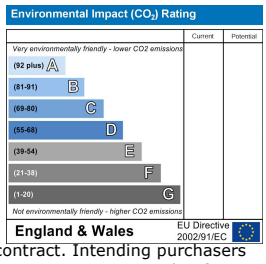
Area Map



Floor Plans

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.
Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk