

Tristram's

Sales and Lettings



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3 Harrison Street
Derby, DE22 3UZ

- Newly refurbished two bedroom flat.
- Ground floor.
- Unfurnished.
- Double glazed.

£525 pcm
EPC Rating '56'



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Property Description

EXTERNAL

To the front of the property is ample on street parking. Access to the flat is via the side of the property. To the rear a rear garden which is grassed and enclosed.

KITCHEN

A newly fitted kitchen with breakfast table area. The kitchen consists of wall and base units in a high gloss grey with ceramic hob and electric oven.

LIVING ROOM

A spacious living room to the front of the property with laminate flooring and dual aspect windows allowing excellent light.

BATHROOM

Newly fitted bathroom with slate style walls and new electric shower. the bathroom consists of Bath, overhead shower, sink and wc.

BEDROOM ONE

A double bedroom to the rear of the property with



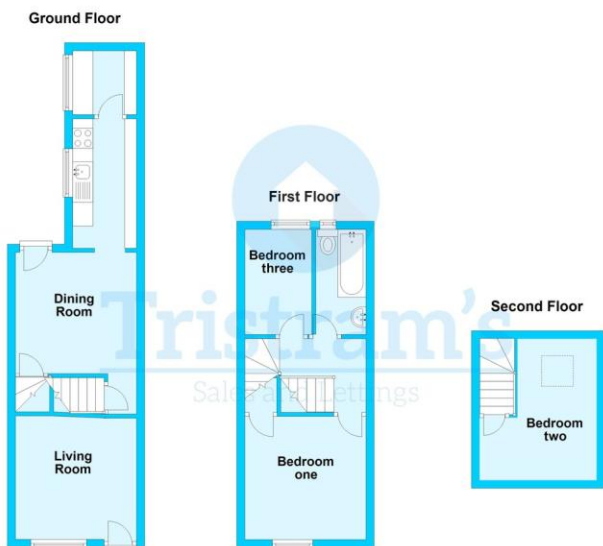


laminated flooring and neutral decor.

BEDROOM TWO

A second bedroom, suitable for nursery, study or dressing room.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	56 d	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements