




Hartcliffe Close,  
Oakwood, Derby  
£1,700 pcm

Derby Estates are please to bring to the market a new build 4 bedroom semi detached property with ground floor W.C, first floor family bathroom and an ensuite to the master bedroom.

- Double Glazing
- Ensuite Bathroom
- Fitted Bathroom
- Fitted Kitchen
- Garden
- Integrated Appliances
- Off-street parking

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with Derby Estates Services Limited - Head
Reference	Office Telephone 01332296555
Additional Information	RL0174
	Council Tax Band: C (Derby City Council)
	Deposit: £1,961.53

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.