



## 35 Jubilee Court, Belper, DE56 1NN

**£800 Per Calendar**



Situated in the heart of Belper, a short distance from the thriving town, this is a well appointed two bedroom mid town house which benefits from electric heaters, double glazing and a delightful garden to the rear. Allocated parking.



# 35 Jubilee Court, Belper, DE56 1NN

**£800 Per Calendar Month**



The current landlord has spent considerable time and effort in the presentation of this delightful home which in brief comprises an entrance hall, kitchen with cooker and large lounge with staircase leading to the first floor. To the rear of the property is a sun room/dining room with access to the rear garden. To the first floor are two good sized bedrooms and a bathroom with shower over the bath.

Outside the property benefits from a delightful lawned garden to the rear and there is a further garden to the front.

Belper is a much sought after residential location and boasts a busy town centre with a great variety of shops, bars and restaurants. The property is perfectly positioned for ease of access to the peak district and the vibrant city of Derby is a short drive away.

Viewing highly recommended,

## ACCOMMODATION

Entering the property through double glazed front door into:

### ENTRANCE HALL

With coat hanging space and electric heater.

### KITCHEN

7'10" x 8'3" (2.39m x 2.51m)

With a range of work surface/preparation areas, wall and base cupboards and an electric oven. There is a stainless steel sink unit with drainer beneath a double glazed window overlooking the front elevation, space for a fridge/freezer and a washing machine.

### LOUNGE

15'4" x 11'10" (4.67m x 3.61m)

This spacious room has a staircase leading to the first floor, two electric heaters, mounting for TV and understairs storage. Double glazed door to:

### DINING ROOM/SUN ROOM

7'3" x 9'7" (2.21m x 2.92m)

This versatile space has a double glazed window overlooking the rear garden, double glazed door to rear and wall mounted electric heater.

### TO THE FIRST FLOOR

### LANDING

### BEDROOM ONE

12'2" x 11'10" (3.71m x 3.61m)

With double glazed window to the rear elevation and access to loft.

### BEDROOM TWO

11'9" x 5'8" (3.58m x 1.73m)

With double glazed window to the front.

### BATHROOM

8'8" x 5'9" (2.64m x 1.75m)

With low level WC, pedestal wash hand basin and bath with shower over the bath, complementary tiling and frosted double glazed window.

### OUTSIDE

Outside the property benefits from a garden to the rear which is laid to lawn and to the front there is a further garden area. Allocated parking

### 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

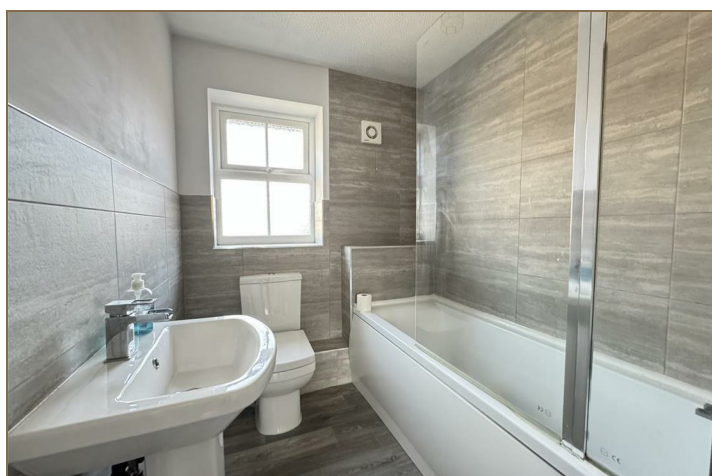
all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

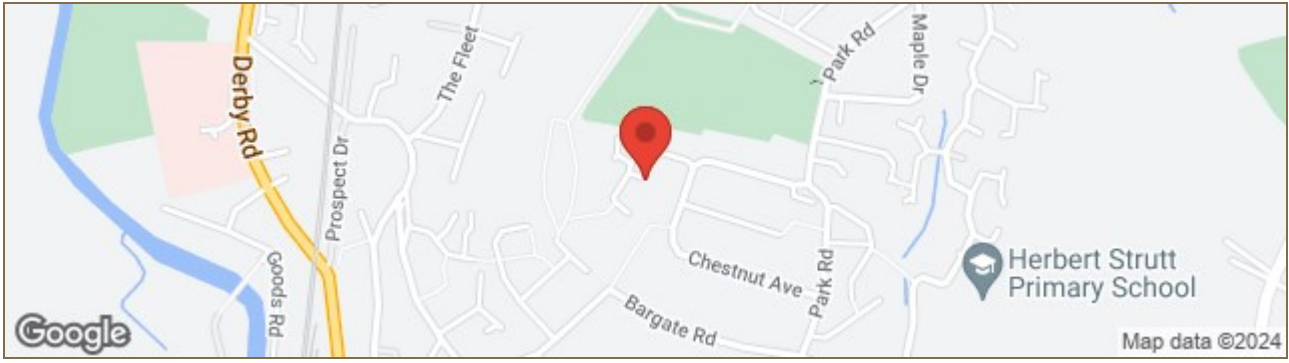
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(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.

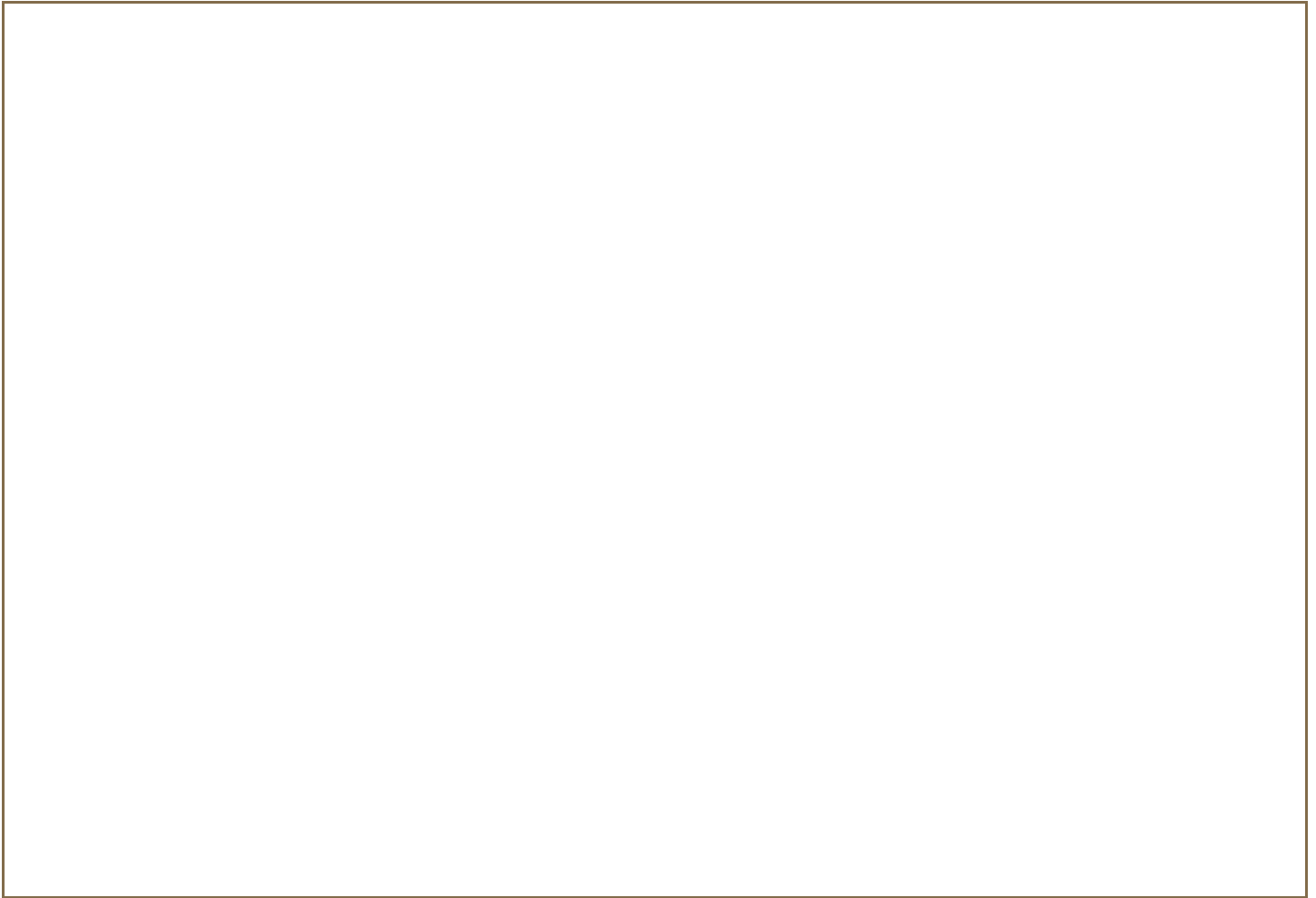
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



## Road Map



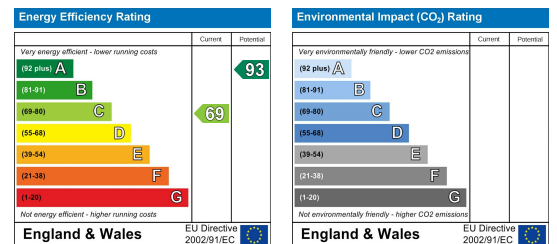
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's 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 of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

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