



58 High Street, Belper, DE56 1GF

£725 Per Calendar



Positioned close to the town centre with street parking outside is this two bedroom mid-terrace.



The gas centrally heated accommodation comprises, lounge, inner lobby with understairs storage cupboard, dining room and kitchen including an oven and hob. To the first floor passaged landing leads to two bedrooms and bathroom with shower over bath.

Externally there is street parking to the front and a shared yard to rear with brick outbuilding.

The vibrant town centre being a very short distance away provides a comprehensive range of grocery, retail and leisure outlets.

ACCOMMODATION

GROUND FLOOR

LOUNGE

12'5" x 10'8" (3.78m x 3.25m)

Entering the property into the lounge with timber front door, sash window, fireplace with inset electric fire and radiator.

INNER LOBBY

With understairs store cupboard.

DINING ROOM

12'1" x 10'8" (3.68m x 3.25m)

A second spacious reception room adjoining the kitchen with stairs leading to the first floor, rear facing UPVC double glazed window and radiator.

KITCHEN

9'10" x 5'3" (3.00m x 1.60m)

With a range of fitted cupboards, wooden work surfaces, tiled splashback, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, space for a washing machine and undercounter fridge, tiled floor, UPVC double glazed window and door to yard.

FIRST FLOOR

PASSAGED LANDING

BEDROOM ONE

12'4" x 10'9" (3.76m x 3.28m)

Sash window to front elevation, built-in cupboard, radiator.

BEDROOM TWO

12'2" x 7'3" (3.71m x 2.21m)

Rear facing UPVC double glazed window and radiator.

BATHROOM

9'10" x 4'4" (3.00m x 1.32m)

Appointed with a white three piece suite comprising a panelled bath with mains shower over and screen, wash basin and WC, UPVC double glazed window, radiator and cupboard housing the combination boiler providing hot water and gas central heating.

OUTSIDE

Externally there is a raised garden with seating area., shared yard to rear with brick outbuilding and street parking to the front.

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

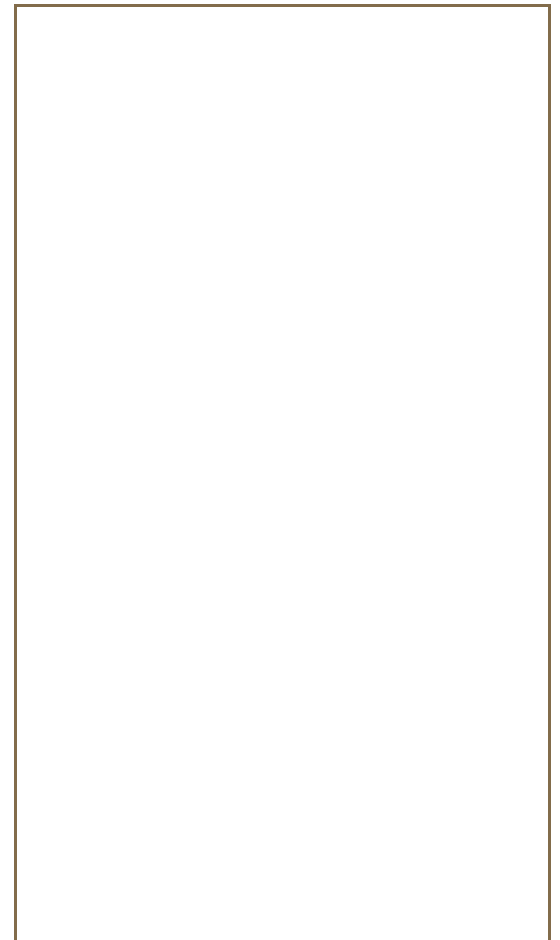
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

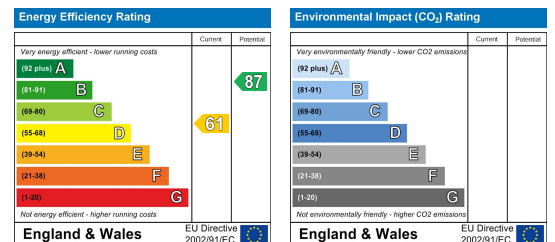
Area Map



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