



## 33 Nailers Way, Belper, DE56 0HT

**£775 Per Calendar**



This well presented two bedroom mid town house is situated in a desirable location close to excellent local amenities and Belper. Having off road parking and a sunny rear garden Viewing is recommended.





The low maintenance accommodation has an open porch, entrance hallway, fitted kitchen, spacious lounge diner with French doors opening onto the garden. To the first floor there are two good sized bedrooms and bathroom.

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a Glow worm combi boiler.

To the front of the property there is a driveway providing off road parking. The rear garden is laid to lawn with a sunny patio.

Situated on a popular development close to local amenities and within easy access of Belper with its busy railway station, excellent shopping, bars, restaurants and leisure facilities. Major road links are close by to Derby and Nottingham via, A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

There is a brick open porch with light and UPVC entrance door allowing access.

ENTRANCE HALLWAY

Having wood effect vinyl flooring, radiator, electrical installation, a range of coat hangings and the stairs climb off to the first floor.

KITCHEN

9'8 x 7'1 (2.95m x 2.16m)

Fitted with a range of coloured base cupboards, drawers and eye level units with rolled top work surface over incorporating an acrylic sink drainer with mixer tap and splash back tiling. There is an electric cooker, plumbing for a washing machine and space for a fridge freezer, vinyl wood effect flooring, UPVC double glazed window to the front, coving and a wall mounted Glowworm boiler serves the domestic hot water and central heating system

LOUNGE DINER

15'1 x 12'11 max (4.60m x 3.94m max)

There are UPVC double glazed French doors opening onto the patio and a UPVC double glazed window overlooks the garden, radiator, TV aerial point, telephone point, coving and a useful under stairs cupboard provides excellent storage.

FIRST FLOOR LANDING

There is access to the roof void and a built-in airing cupboard provides linen storage.

BEDROOM ONE

13' x 10'9 max measurements (3.96m x 3.28m max measurements)

Having twin UPVC double glazed windows to the front elevation, radiator and TV aerial point.

BEDROOM TWO

14'3 x 7'6 (4.34m x 2.29m )

There is a UPVC double glazed window to the rear elevation, radiator and a wall mounted electric radiator.

BATHROOM

Appointed with a three piece suite comprising panelled bath with mixer taps, pedestal wash hand basin and low flush WC, complementary half tiling, UPVC double glazed window and radiator.

OUTSIDE

To the front of the property there is a lawned side garden, driveway providing off road parking and an open porch with light and storage. The enclosed rear garden is mainly laid to lawn with a sunny paved patio perfect for entertaining.

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

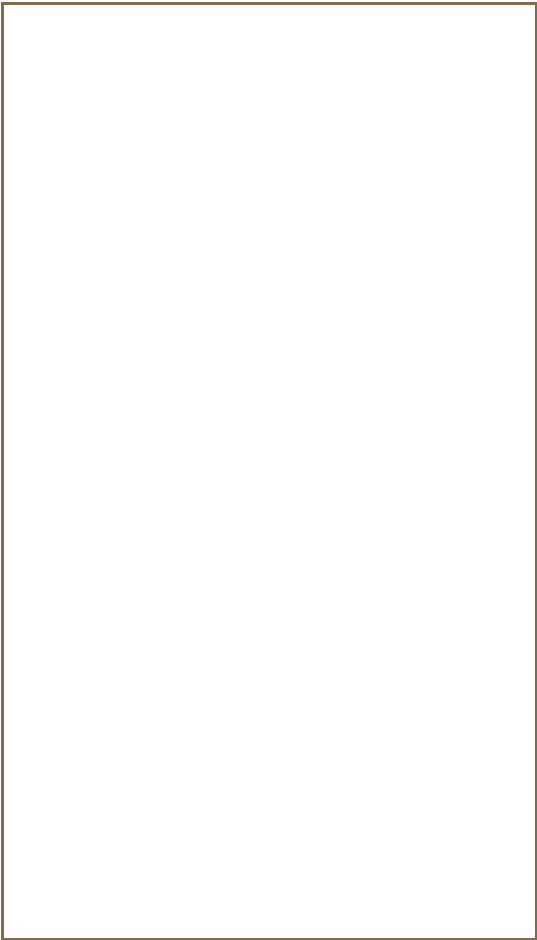
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

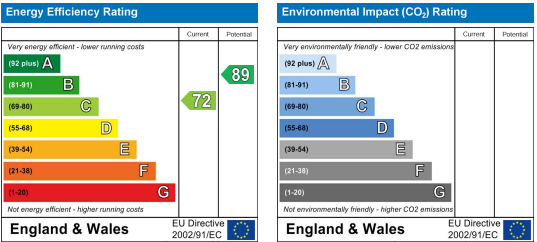
Area Map



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](http://www.boxallbrownandjones.co.uk)