



56 Derby Road, Ambergate, Belper, Derbyshire, DE56 2GD

£875 Per Calendar



A beautifully presented traditional mid terraced cottage offers deceptively spacious two bedroomed character accommodation. There is an open plan living dining kitchen, sitting room, two double bedrooms with ensuite facility. Generous riverside gardens with workshop. Viewing is strongly recommended.



The well presented accommodation comprises sitting room with feature fireplace and recessed cupboards and shelving, living dining kitchen, well equipped with a quality kitchen and multi-fuel stove, cellar providing ample storage, two double bedrooms one with ensuite bathroom and one with ensuite shower room,

Benefitting from gas central heating and UPVC double glazed windows and doors.

To the front is a fore garden. There is access to the rear via a shared path. The generous rear garden is extends down to the River Derwent, There are private seating areas and well stocked gardens.

ACCOMMODATION

A half glazed UPVC double glazed entrance door opens into :

SITTING ROOM

14'2 x 11'7 (4.32m x 3.53m)

There is a UPVC double glazed bay window to the front, a oak fire surround with marble hearth and insert housing a living flame gas fire, TV aerial point, radiator and recessed bespoke cupboards with shelving. A half glazed door opens into :

LIVING DINING KITCHEN

18'5 x 11'4 overall measurements (5.61m x 3.45m overall measurements)

There is an original stone fire surround with tiled hearth housing a cast iron pot bellied multi-fuel stove, ceramic tiled flooring, coving to the ceiling, radiator and access to the cellar.

KITCHEN AREA

Appointed with a quality range of base cupboards, drawers, larder unit and eye level cabinets with solid wood block work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, gas hob, extractor hood, plumbing for a washing machine and space for fridge freezer. There is under plinth lighting, inset spot lights, coving, skylight window, full height UPVC double glazed window to the rear overlooks the garden and a UPVC stable style door provides access.

CELLAR

11'5 x 11'2 (3.48m x 3.40m)

Stone stairs provide access, there is light, power and a tanked storage area with shelving and gas meter.

BEDROOM ONE

11'7 x 12' max (3.53m x 3.66m max)

Having a UPVC double glazed window to the front, built-in wardrobe with over head storage and radiator.

ENSUITE SHOWER ROOM

Appointed with a shower enclosure with electric shower over, vanity wash hand basin and low flush WC. There is complementary half tiling, vinyl flooring, wall heater, inset spot lights and extractor fan.

BEDROOM TWO

11'5 x 10'4 (3.48m x 3.15m)

There is a UPVC double glazed window to the rear enjoying pleasant views over the River Derwent, radiator, coving and a range of fitted furniture comprising wardrobe, drawers and bed side cabinets. There is access to the spacious roof void via a loft ladder, with Velux window light and power.

ENSUITE BATHROOM

Beautifully fitted with a panelled bath with hand held shower attachment taps, stylish vanity wash hand basin with storage and drawers beneath and fitted close coupled WC with shelving, complementary tiling, inset spot lights, extractor fan, non slip wood effect flooring and a UPVC double glazed window to the rear.

OUTSIDE

To the front is a foregarden with path to the front door. There is access to the rear via a shared path from the end of the row.

GARDEN

The generous garden extends to the River Derwent, having various seating areas, well stocked borders with flowering plants and patio area, perfect for alfresco dining. Workshop is excluded from the let

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.

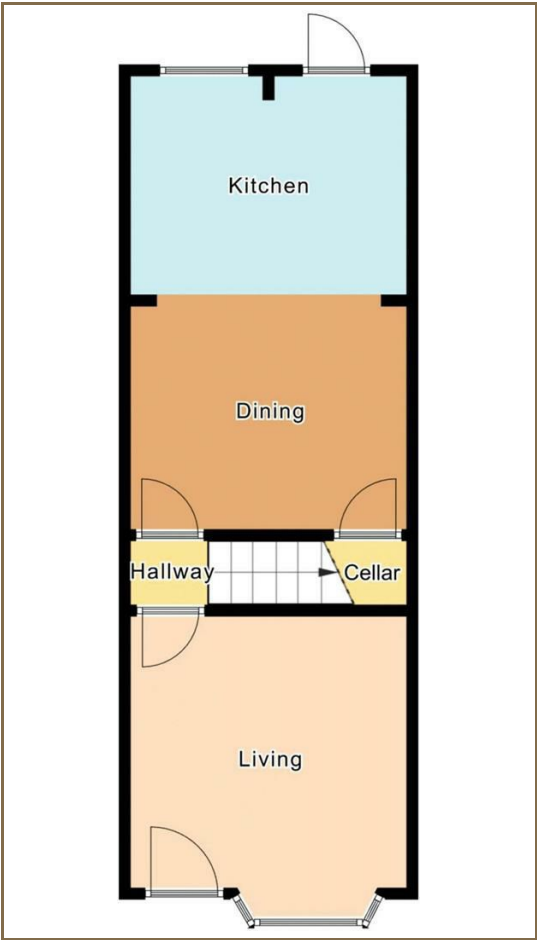
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- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as 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.
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Area Map



Floor Plans



Energy Efficiency Graph

