



35 Charnwood Avenue, Belper, Derbyshire, DE56 1EA

£925 Per Calendar



A very smartly presented two double bedroom detached bungalow benefiting from a modern kitchen and shower room along with a conservatory overlooking a pleasant rear garden.



Internally the gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway, lounge, kitchen diner, conservatory, two double bedrooms and shower room.

Externally there is a very pleasant and well stocked rear garden with shed and patio. Side driveway and low maintenance front garden.

The property is located close to the town centre and the impressive and popular amenities found within.

ACCOMMODATION

ENTRANCE HALLWAY

Main UPVC double glazed front door, vinyl floor covering, radiator.

LOUNGE

12'10" x 11'11" (3.91m x 3.63m)

A pleasant lounge with main UPVC double glazed window and additional side windows with views, fireplace with inset electric fire, radiator.

KITCHEN

11'9" x 8'11" (3.58m x 2.72m)

Nicely fitted with a range of wall and base units with contrasting cupboard and drawer fronts, laminate work surfaces and tiled splashback, integrated electric oven, gas hob and extractor fan over, a Fridge freezer is optional, stainless steel sink and drainer, UPVC double glazed windows and door into:

CONSERVATORY

11'11" x 9'9" (3.63m x 2.97m)

Spacious having UPVC double glazed windows, stable door to garden, vinyl floor covering and radiator.

BEDROOM ONE

11'11" x 10'11" (3.63m x 3.33m)

Spacious main bedroom with UPVC double glazed window and radiator.

BEDROOM TWO

10'11" x 8'11" (3.33m x 2.72m)

A generous second double bedroom with rear facing UPVC double glazed window and radiator.

SHOWER ROOM

6'2" x 5'9" (1.88m x 1.75m)

Nicely appointed with a walk in shower and mains chrome shower, screen, wash basin and WC, tiled floor, UPVC double glazed window, extractor fan and chrome towel radiator.

OUTSIDE

Externally there is a very pleasant and well stocked rear garden with shed and patio. Side driveway and low maintenance front garden.

COUNCIL TAX BAND C

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.

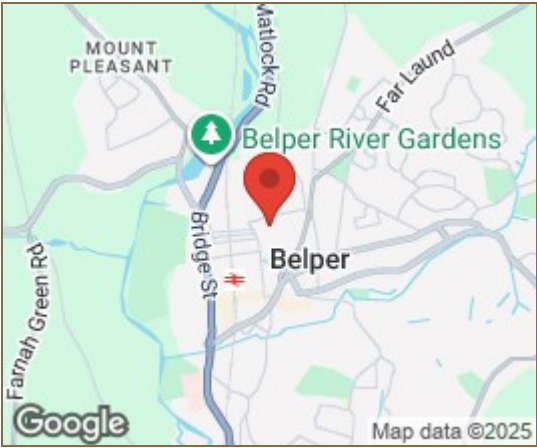
The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

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.

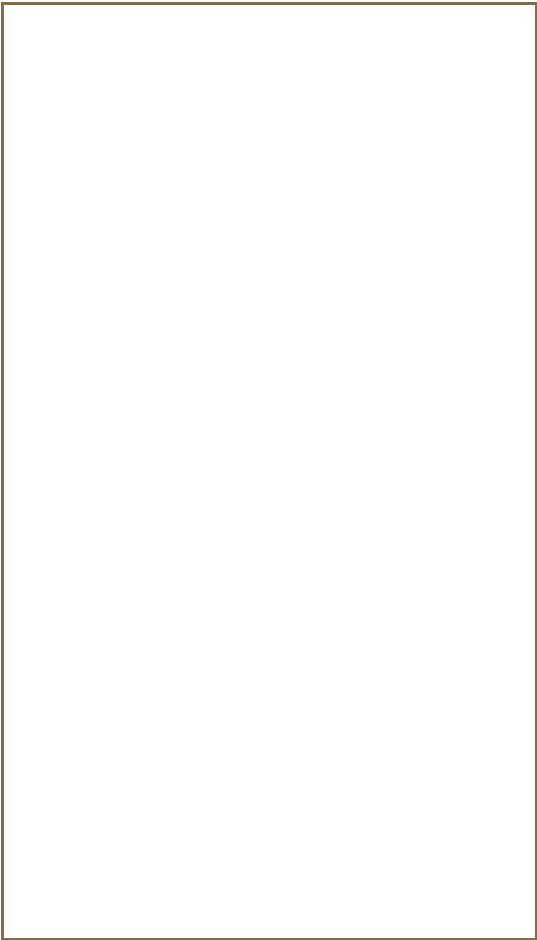
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer 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.

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

Area Map



Floor Plans



Energy Efficiency Graph

