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**9 Bank Gardens, Matlock, DE4 3WA**  
**£950 pcm**



- Modern townhouse
- Lounge
- Kitchen
- Two double bedrooms
- Family bathroom
- Enclosed rear garden and decking area
- Allotaed parking for 2 vehicles
- Close to Matlock Town centre

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# 9 Bank Gardens, Matlock, DE4 3WA

An exceptionally well presented, mid terraced, stone built property. Ideally located within easy reach of the town centre, on a quiet development of high quality properties, occupying an elevated position, with views over the town to the open countryside beyond. The accommodation offers two bedrooms, bathroom, kitchen and sitting room. There is off-road parking for two cars and delightful enclosed rear garden. Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools.

Entering the property via a UPVC double glazed entrance door

## Entrance Hallway

With laminate effect wooden flooring, central heating radiator, smoke alarm, thermostat, carbon monoxide detector, wall mounted fuse box and stairs leading to the first floor.

## Kitchen 10' 0" x 6' 7" (3.05m x 2.01m)

With front aspect UPVC double glazed window, a range of wall and base units with a wooden work surface over and cream, beige and brown splashbacks, a stainless steel sink and a half with drainer, tiled flooring, electric double oven and gas hob with extractor over.

## Sitting Room 14' 10" x 12' 10" (4.54m x 3.93m)

With UPVC double glazed patio doors to the rear of the property and full length windows either side, central heating radiator, television point, telephone point and stairs rise to the first floor.

## Landing

With smoke alarm, loft entrance hatch, storage cupboard and wooden doors leading off to the bedrooms and bathroom.



## Bedroom One 12' 10" narrowing to 9' 8" x 11' 1" (3.92m narrowing to 2.95m x 3.39m)

With front aspect UPVC double glazed window, central heating radiator and storage cupboards over the stairs.

## Bedroom Two 13' 4" narrowing to 10' 8" x 6' 3" (4.07m narrowing to 3.27m x 1.93m)

With rear aspect UPVC double glazed window and central heating radiator.

## Bathroom

With skylight window and tiled flooring, a white bathroom suite comprises of, panelled bath with electric shower over, WC, wash hand basin with storage cupboard beneath, central heating radiator, and shaver point.

## Outside

To the front of the property is an external storage cupboard housing the boiler which provides hot water and central heating to the property. To the rear of the property there is a raised decking area with far reaching views, steps lead down to an enclosed lawned area with a wooden shed.

## Services and General Information

Council Tax band 'C' (correct at time of publication)

All mains services are connected to the property.

For Broadband speed please go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For Mobile Phone coverage please go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Disclaimer

DISCLAIMER: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 91 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |