



## 9 Crown Street, Duffield, Derbyshire, DE56 4EY

**£875 Per Calendar**



Located in the heart of Duffield, close to all local amenities including grocery stores, public houses and cafes, this is a two bedroom mid terrace with a brand newly appointed kitchen.



The gas centrally heated and UPVC double glazed accommodation briefly comprises, enclosed entrance porch, lounge, inner lobby with a useful understairs store, dining room with stairs leading to the first floor and access into a newly fitted kitchen. To the first floor there are two double bedrooms, the bathroom with shower over bath being accessed directly off bedroom two.

Externally there is a raised front courtyard and a rear garden with lawn and brick store.

Well positioned for all of Duffield's amenities also including schooling with highly reputable primary schools and the noteworthy Ecclesbourne secondary and train station with excellent mainline connections.

**ACCOMMODATION**

**GROUND FLOOR**

**ENCLOSED PORCH**

Entering the property from street level with steps raising to a front courtyard area, UPVC double glazed door into:

**LOUNGE**

11'11" x 11'6" (3.63m x 3.51m)

A spacious reception room with a large front facing UPVC double glazed window, media connections, built-in cupboard with shelf, radiator.

**INNER LOBBY**

With useful understairs cupboard.

**DINING ROOM**

12' x 11'11" (3.66m x 3.63m)

A second spacious reception room with a feature stone fireplace, built-in cupboard with shelves over, rear facing UPVC double glazed window, stairs to first floor, radiator, access into:

**KITCHEN**

8'11" x 5'11" (2.72m x 1.80m)

Smartly appointed with a brand new kitchen range having wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled walls, stainless steel sink and drainer, electric oven, space for a washing machine and undercounter fridge, vinyl flooring, UPVC double glazed window and door to rear, radiator.

**FIRST FLOOR**

**LANDING**

With access into bedroom one and bedroom two only.

**BEDROOM ONE**

12' x 11'6" (3.66m x 3.51m)

A spacious double bedroom with a built-in cupboard with shelving, chest of drawers, front facing UPVC double glazed window, radiator.

**BEDROOM TWO**

12' x 11'11" (3.66m x 3.63m)

A second spacious double bedroom having a built-in cupboard, double wardrobe, rear facing UPVC double glazed window, radiator and access into:

**BATHROOM**

9' x 6' (2.74m x 1.83m)

Appointed with a white three-piece suite comprising a panelled bath with a screen and electric shower over, tiled walls, wash hand basin and low-level WC, UPVC double glazed window, built-in cupboard housing the combination boiler providing domestic hot water and gas central heating, radiator.

**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

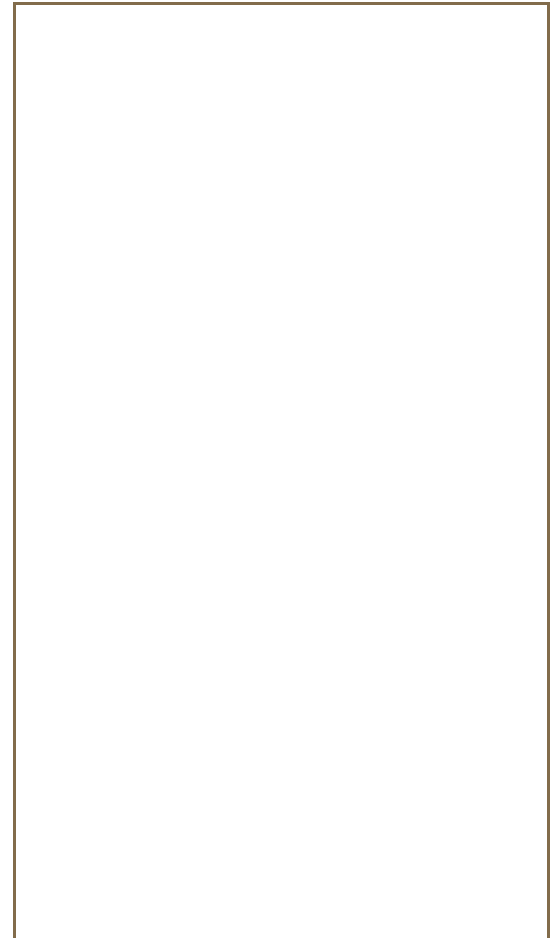
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

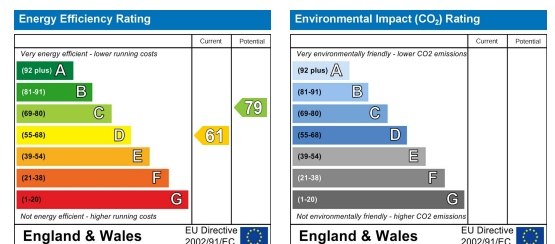
**Area Map**



**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 firm's 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 of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)