



## 16 Calver Close, Belper, DE56 1TS

**£950 Per Calendar**



A modern two bedroom semi detached property situated in a cul de sac location close to Belper and its excellent amenities. There is a garage, driveway providing two car parking spaces and a sunny rear garden. Viewing is strongly recommended.



The welcoming accommodation comprises an entrance hallway, fitted kitchen with integrated appliances, lounge diner with a door opening onto the garden, two good sized bedrooms and a bathroom

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

To the front of the property is a lawn fore garden with a driveway to the side providing off road parking and leading to a garage. The low maintenance garden is fully enclosed with a sunny patio.

The property is conveniently situated close to excellent local amenities and Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Having easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

**ACCOMMODATION**

A half glazed entrance door allows access.

**ENTRANCE HALLWAY**

There is a range of coat hangings, radiator and ceramic tiled flooring.

**KITCHEN**

7'11 x 8'4 (2.41m x 2.54m )

Fitted with a range of white base cupboards, drawers, eye level units and a larder cabinet with slate effect 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, fridge freezer and plumbing for a washing machine. There is ceramic tiled flooring, UPVC double glazed window to the front and a Baxi boiler serves the domestic hot water and central heating system.

**LOUNGE**

15'7 x 11'10 (4.75m x 3.61m)

There is a feature fireplace, TV aerial point, telephone point, UPVC double glazed window overlooking the garden and a half glazed UPVC entrance door allows access. Stairs climb to the first floor.

**LANDING**

**BEDROOM ONE**

12x 11'10 (3.66mx 3.61m )

Having a radiator, TV aerial point and a UPVC double glazed window to the rear elevation.

**BEDROOM TWO**

12'2 x 5'9 (3.71m x 1.75m )

There is a UPVC double glazed window to the front elevation and radiator.

**BATHROOM**

Appointed with a three piece suite comprising a panelled bath with an electric shower over, pedestal wash hand basin and a low flush WC, complementary half tiling, vinyl flooring, radiator, UPVC double glazed window to the front, shaver point, extractor fan and a built-in airing cupboard houses the copper hot water cylinder and provides linen storage.

**OUTSIDE**

To the front of the property is a fore garden laid to lawn with a path leading to the front door. The driveway to the side provides ample off road parking and leads to the garage. A side path provides access to the rear.

**GARAGE**

Having up and over door light, power and outside tap.

**REAR GARDEN**

Being mainly laid to lawn with a paved seating area and outside light.

**PLEASE NOTE**

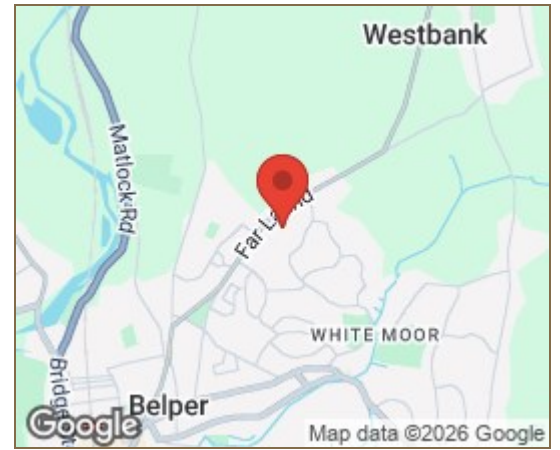
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the 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

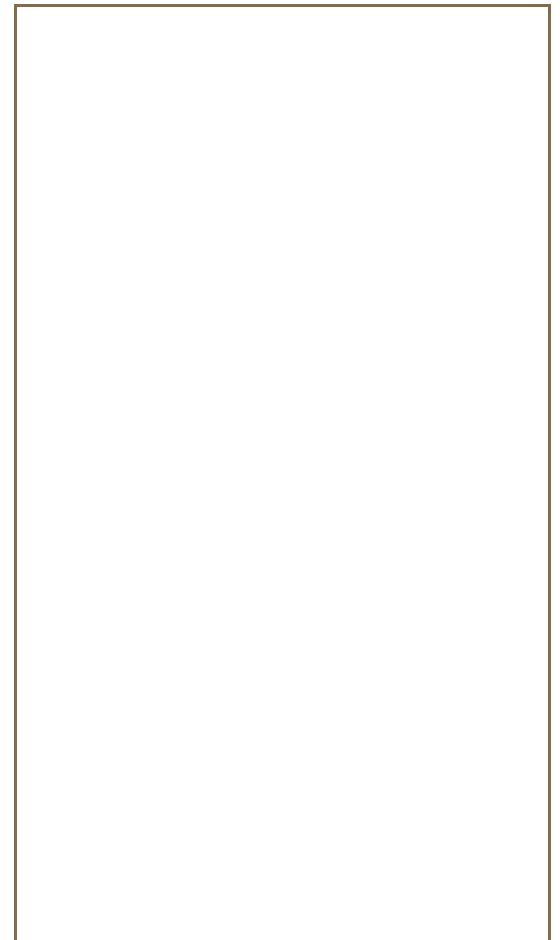
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

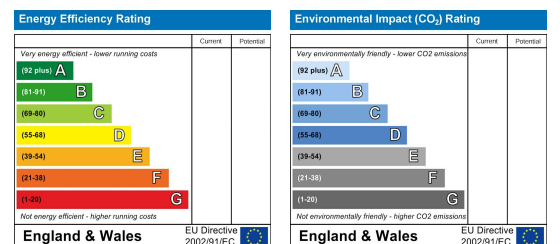
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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