

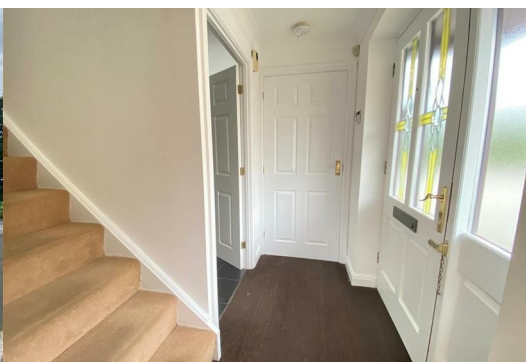


2 Station Close, Rawson Green, Kilburn, Derbyshire, DE56 0LB

£895 Per Calendar



A very smartly presented two bedroom semi-detached property with garage located in Kilburn on the outskirts of Belper with excellent access to both local amenities and the A38 road network.



The property benefits from an upgraded bathroom and fresh decoration.

Internally the gas centrally heated and double glazed accommodation comprises, entrance hallway, cloakroom, dining kitchen and lounge, to the first floor are two bedrooms and bathroom.

Externally, there is a lawned front garden, covered storm porch and enclosed garden to rear. Driveway and garage.

Located at Kilburn cross roads, the property is well located for local amenities in both Kilburn and Denby with a wider choice of services available in nearby Belper and Ripley towns. The A38 is nearby and connects Derby to the M1 corridor at junction 28.

A comfortable and well presented property.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Main front door and side window, inset floor mat, stairs to first floor.

CLOAKROOM

Fitted with a low level WC and wash basin, tiled floor and window, wall mounted combination boiler providing domestic hot water and gas central heating.

LOUNGE

15' x 10'4" (4.57m x 3.15m)

Spacious, having wooden flooring throughout with French doors leading to the rear garden, fireplace with inset electric fire, useful understairs store cupboard, media connections and radiator.

DINING KITCHEN

11'5" x 9' (3.48m x 2.74m)

Well appointed with an excellent range of wall and base units providing plentiful storage, laminate work surfaces, tiled walls, stainless steel sink and drainer, electric oven, gas hob and extractor fan, integrated fridge, freezer, space for a washing machine, tiled floor, front facing window and radiator.

FIRST FLOOR

LANDING

With loft access and radiator.

BEDROOM ONE

12'10" x 10'4" (3.91m x 3.15m)

With fitted wardrobes, rear facing window and radiator.

BEDROOM TWO

9' x 8'2" (2.74m x 2.49m)

A generous second bedroom with built in wardrobe, front facing window and radiator.

BATHROOM

Appointed with an upgraded bathroom suite comprising a bath with chrome shower over, a wash basin and WC are neatly fitted into a vanity unit with cabinets, mirror and lighting, window, radiator and extractor fan.

OUTSIDE

Externally, there is a lawned front garden, covered storm porch and enclosed garden to rear. Driveway and garage.

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

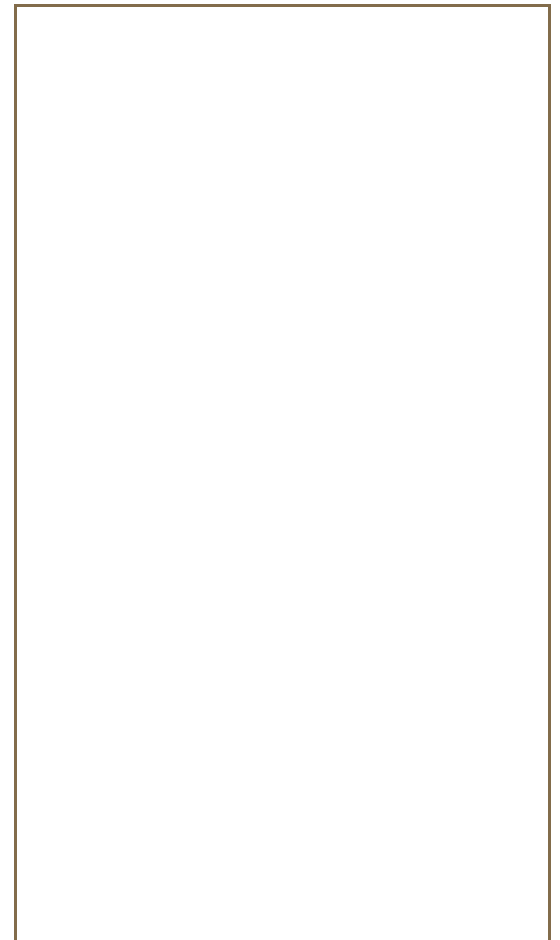
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

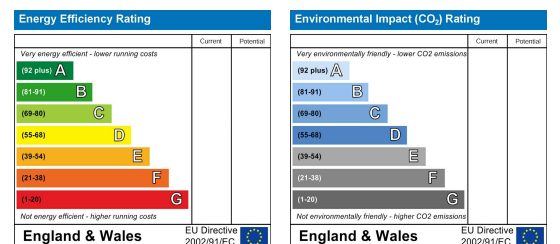
Area Map



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 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