



## 23 Kilbourne Road, Belper, Derbyshire, DE56 1HA

**£875 Per Calendar**



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The welcoming accommodation comprises sitting room with feature fireplace and log burning stove, dining room and well equipped fitted kitchen. To the first floor is a double bedroom, luxury bathroom, single bedroom and landing providing access to the spacious attic room,

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a combi boiler.

A shared entry to the side provides access to the sunny south facing garden, which is laid to lawn with wooden garden shed and a paved patio area.

Situated conveniently close to excellent local amenities and within easy reach of Belper with its excellent schools, shopping, railway station, bars, restaurants and leisure facilities. Close to major roads to Derby and Nottingham, ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

**ACCOMMODATION**

A UPVC entrance door allows access.

**SITTING ROOM**

12' x 11' (3.66m x 3.35m)

A welcoming room with wood effect flooring, radiator, satellite connection, USB sockets, coving, built-in cupboard houses the meters and a recessed fireplace with flagstone hearth and brick inset housing a multi-fuel stove. A useful under stairs storage has light and provides excellent storage.

**DINING ROOM**

12'2 x 12' (3.71m x 3.66m)

Having a radiator, UPVC double glazed window to the rear laminate flooring, USB sockets, glazed doors and stairs climb to the first floor.

**FITTED KITCHEN**

15'10 x 6'9 (4.83m x 2.06m)

Appointed with a range of limed oak base cupboards, drawers, glazed display cabinets and eye level units with rolled top work surface over incorporating a one and a half bowl stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include electric oven, gas hob and extractor hood, space for a fridge freezer and plumbing for a washing machine and dishwasher. There are dual aspect UPVC double glazed windows to the side and rear, ceramic tiled flooring, inset lighting and a half glazed entrance door opens to the side.

**FIRST FLOOR LANDING**

There is access to the attic room via a second staircase.

**BEDROOM ONE**

12' x 11' (3.66m x 3.35m)

Having a feature original cast iron fireplace, radiator, TV aerial point, and UPVC double glazed window to the front elevation.

**BEDROOM TWO**

9'2 x 5'10 (2.79m x 1.78m)

Having wood effect flooring, radiator, UPVC double glazed window to the rear elevation and a built-in cupboard housing the combi boiler (serving the domestic hot water and central heating system).

**BATHROOM**

Appointed with a white three piece suite comprising a panelled bath with mixer shower attachment taps and glazed screen, pedestal wash hand basin and low flush WC. There is complementary half tiling, wood effect vinyl flooring, UPVC double glazed window, extractor fan, radiator and a built-in airing cupboard provides ample linen storage facility.

**ATTIC ROOM**

10'8 x 15'2 (3.25m x 4.62m )

(measured from a height of one meter). A spacious room with two Velux skylight windows flooding the room with natural light, radiator, polished wooden floorboards and access to eaves storage.

**OUTSIDE**

A shared entry to the side of the property provides access to the rear. There is a gravelled courtyard and a lawned garden with wooden garden shed, outside light and a sunny paved patio.

**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.

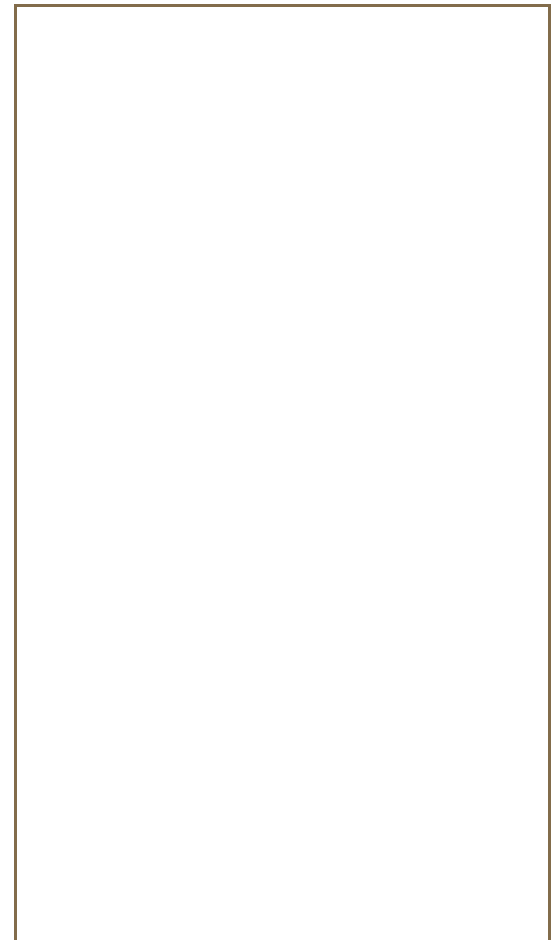
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these 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](http://www.boxallbrownandjones.co.uk)

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

