Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



40 Short Row, Belper, Derbyshire, DE56 1DJ

£795 Per Calendar

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A charming and beautifully presented two bedroom cottage occupying a pleasant position within the heart of Belper town centre. Must be viewed







ACCOMODATION

GROUND FLOOR

ENTRANCE PORCH
Glazed front door, storage area, further timber door to:

LOUNGE
With window overlooking the front garden, stairs to the first floor and useful cupboard beneath, TV aerial point, radiator and open plan access into:

DINING KITCHEN
Fitted with a range of units with matching cupboard and drawer fronts, laminate worktop and tiled splash back, oven, fridge freezer, tiled floor, ample space for a dining table and chairs, radiator, stable door to:

LEAN TO REAR PORCH
Providing a useful storage area, door to the small rear yard and window.

UTILITY CUPBOARD
Plumbing for a washing machine and a tumble dryer on top.

FIRST FLOOR

LANDING
Providing access into both bedrooms.

MASTER BEDROOM
Double bed, wardrobe, chest of drawers and bedside cabinet, window overlooking the front garden and radiator.

BEDROOM TWO
With a day bed, bedside cabinet, window to the rear, radiator, access into:

QUALITY EN-SUITE
Corner shower cubicle with curved screen and mains shower, tiled surround, wash hand basin set on a storage unit and low level w.c. Radiator.

OUTSIDE
The main garden is found to the front of the property which provides a lovely seating area, paved pathway and gate.

To the rear there is small but nevertheless useful yard surrounded by stone walling.

There is street parking available at the end of Short Row.

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.

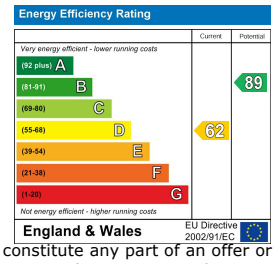
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer 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.

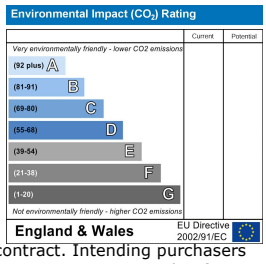
Area Map



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