Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



2 Magdala Cottages, Milford Road, Duffield, Derbyshire, DE56 4DY

£775 Per Calendar

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An impressive, CHARACTER COTTAGE offering beautifully presented accommodation comprising open plan living dining kitchen with original stone fireplace. Having a double bedroom, a four piece LUXURY BATHROOM, and rear pretty courtyard garden. MUST BE VIEWED. *NO PETS*







DIRECTIONS
Leave Belper along the A6 South, proceed through Milford and upon entering Duffield the property can be found on the left hand side of the road.

The charming accommodation comprises open plan living dining kitchen with sitting area having an original exposed stone fireplace, fitted shaker kitchen and access to the rear courtyard, On the first floor is a double bedroom and a luxury bathroom with four piece suite.

There is a rear gravelled courtyard garden perfect for alfresco dining.

Duffield is a popular village with excellent local amenities including the local shopping, Ecclesbourne school, primary schools, popular bars and restaurants, leisure facilities and convenient for Derby and Nottingham via the nearby railway station and major roads links i.e A6, A38 and M1 whilst providing the gateway to the beautiful peak district.

ACCOMMODATION

OPEN PLAN LIVING DINING KITCHEN
21'3 x 10'7 max (6.48m x 3.23m max)

SITTING ROOM
Having an original stone fire surround housing an electrical stove, a Victorian style radiator, beams to the ceiling, television aerial point, white washed wooden effect flooring and a built in store cupboard. Open into:

KITCHEN AREA
Appointed with a range of white shaker style base cupboards, drawers and eye level units with granite effect work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. There are gas and electric cooker points, extractor hood, plumbing for washing machine and space for fridge freezer. There are two UPVC double glazed windows to the rear and a half glazed entrance door allows access to the courtyard. A built-in under stairs cupboard provides storage and stairs lead off to the first floor.

BEDROOM
11'0 x 10'0 (3.35m x 3.05m)
Having a period cast iron fireplace, UPVC double glazed window to the front elevation, Victorian style radiator, Tv aerial point and access is provided to the insulated roof void.

BATHROOM
Having a four piece suite comprising panelled bath, pedestal wash hand basin, shower enclosure with thermostatic shower and glazed door and low flush WC. There is a built in airing cupboard providing storage, extractor fan, heated towel radiator, UPVC double glazed window to the rear elevation ceramic tiled floor and complementary half tiling.

OUTSIDE
To the rear is a gravelled courtyard garden, a pleasant area for alfresco dining.

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.

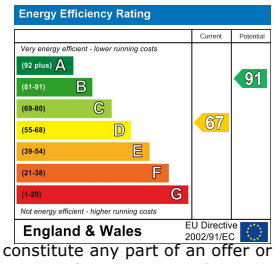
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer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

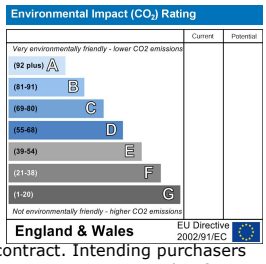
Area Map



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.
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