



## 84 Acorn Drive, Belper, Derbyshire, DE56 1EL

**£850 Per Month**



A well proportioned three bedroom detached property within walking distance of Belper Town Centre. Benefiting from off road parking and garage. \*\* More photos coming soon \*\*

Steps lead from the road to the front door with porch canopy. Giving access to

**LIVING ROOM**

18'7" x 21'7" to recess (5.66m x 6.58m to recess)  
Open plan lounge dining room with windows to both side elevations, feature fireplace. Radiator

**KITCHEN**

10'4" x 8'7" (3.15m x 2.62m)  
Fitted with a range of wall and base beech effect units, fitted sink drainer, washing machine, oven and integral fridge. Vinyl floor covering, Window to side aspect and door to rear garden.

**STAIRS TO FIRST FLOOR**

With handrail and fitted carpet.

**BATHROOM**

Fitted with a white suite, electric shower over bath with Grey complimentary tiling - low level w/c, wash hand basin, cupboard. Vinyl floor covering. Window

**BEDROOM ONE**

9'9" x 12'11" to recess (2.97m x 3.94m to recess)  
With window to rear aspect. Radiator, fitted carpet

**BEDROOM TWO**

Fitted carpet and radiator

**BEDROOM THREE**

10'4" x 7'6" (3.15m x 2.29m)  
Window to the front aspect, radiator. Fitted carpet.

**GARDEN**

To the rear is an enclosed secure garden with patio and gravel seating areas enjoying views of the Derwent valley. Lawned area. Gate to rear to provide access to single 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.

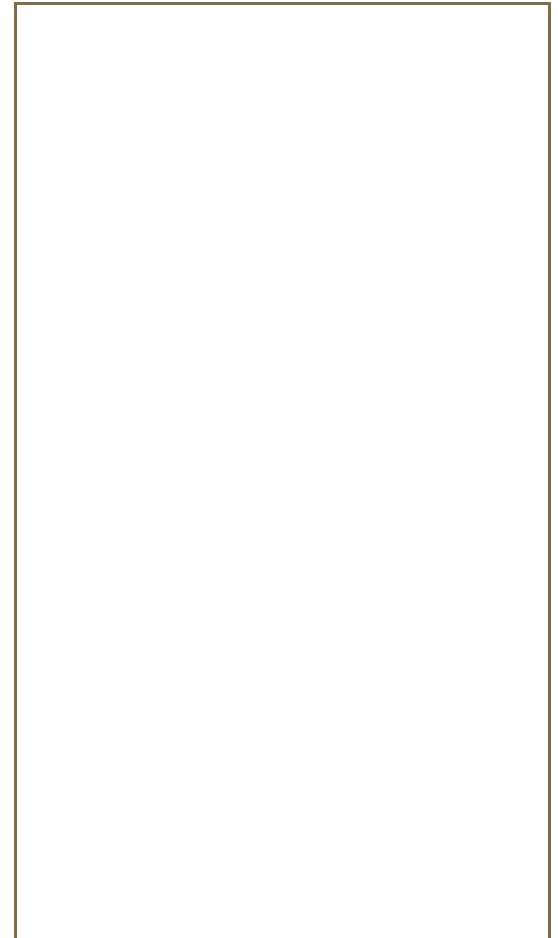
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer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

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**

