



## 8 Shroggs Wood Crescent, Belper, DE56 1LT

**£850 Per Calendar**



A cosy two bedroom mid townhouse with superb open plan living kitchen, two good sized bedrooms and brand new bathroom.



This gas centrally heated and UPVC double glazed property has been professionally upgraded to provide quality accommodation.

The neutrally presented accommodation which benefits from new vinyl flooring and carpeting comprises, entrance hallway, cloakroom WC, open plan living kitchen with understairs store and French doors, two first floor good sized bedrooms and newly installed bathroom with shower over bath.

Externally there is a low maintenance paved rear garden with fenced boundaries and gate to car park with allocated space.

The property is well located for Belper town centre and has a nearby convenience store just across the road.

**ACCOMMODATION**

**GROUND FLOOR**

**ENTRANCE HALLWAY**

Main composite and glazed front door, quality vinyl flooring, stairs to first floor, radiator.

**CLOAKROOM**

Low level WC and wash hand basin, UPVC double glazed window, vinyl flooring, radiator.

**OPEN PLAN LIVING KITCHEN**

**LIVING AREA**

14'5" x 13'7" (4.39m x 4.14m)

A spacious reception area with vinyl flooring throughout, UPVC double glazed French doors to the rear patio, media connections, under stairs store cupboard, radiator.

**KITCHEN**

6'9" x 6'6" (2.06m x 1.98m)

Appointed with a range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, electric oven, hob and extractor fan, space for a washing machine and fridge freezer, UPVC double glazed window to the front elevation.

**FIRST FLOOR**

**LANDING**

Newly carpeted to stairs and landing.

**BEDROOM ONE**

13'6" x 8' (4.11m x 2.44m)

Newly carpeted, rear facing UPVC double glazed window, radiator.

**BEDROOM TWO**

13'6" x 7'6" (4.11m x 2.29m)

Newly carpeted, two front facing UPVC double glazed windows, built-in cupboard housing the combination boiler also providing storage, radiator.

**BATHROOM**

6'6" x 5'7" (1.98m x 1.70m)

A brand newly installed bathroom suite comprising a panelled bath with a mains chrome shower over, waterproof wall panelling and glazed screen, wash hand basin and low-level WC, vinyl floor covering, extractor fan, chrome towel radiator.

**OUTSIDE**

Externally there is a low maintenance paved rear garden with fenced boundaries and gate to car park with allocated space.

**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

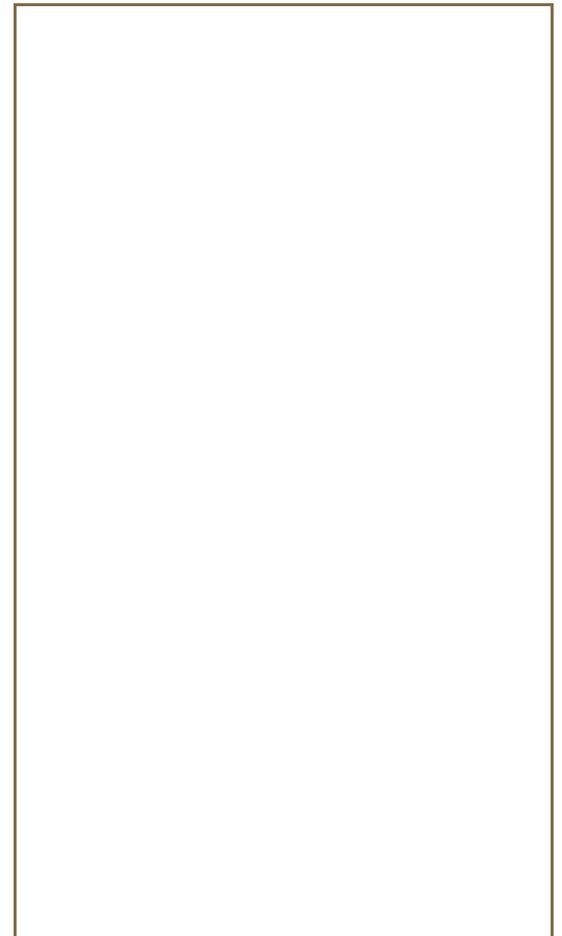
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

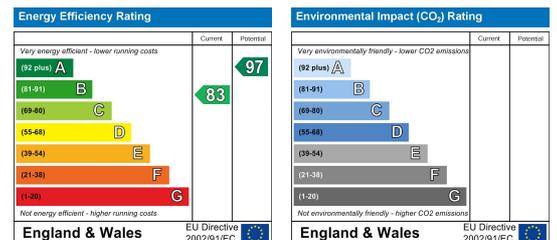
**Area Map**



**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 firm's 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 of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)