



76 Edensor Drive, Belper, DE56 1TF

£900 Per Calendar



A beautifully presented two bedroomed semi detached property with a driveway providing off road parking with front and rear gardens.



A beautifully presented two bedroomed semi detached property with a driveway providing off road parking with front and rear gardens.

The welcoming accommodation comprises an entrance hall, lounge with an arch opening into a well equipped dining kitchen with integrated appliances and patio doors opening onto the garden. To the first floor there are two bedrooms and a bathroom.

Benefitting from UPVC double glazed windows and doors and gas central heating.

To the front of the property is a fore garden. The tandem double driveway to the rear provides ample off road parking. The rear enclosed garden is laid to lawn with a paved patio and rockery garden and enjoys a high degree of privacy.

Situated in a popular location close to excellent local amenities and within easy reach of Belper with it's busy railway station, excellent shopping, schools, bars, restaurants and leisure facilities. Having easy access to Derby and Nottingham via major road links i.e. A38, M1 and A6 which provides the gateway to the stunning Peak District.

ACCOMMODATION

UPVC entrance door allows access with open porch canopy over.

ENTRANCE HALL

There is a window to the side elevation, a radiator and stairs lead off to the first floor.

LOUNGE

13'1 x 9'11 (3.99m x 3.02m)

There is a UPVC double glazed window to the front, a radiator, TV aerial point, useful under stairs cupboard provides storage and an open arch leads into,

DINING KITCHEN

9'6 x 12'11 (2.90m x 3.94m)

Appointed with a range of white shaker style base cupboards, drawers and eye level units with granite effect work surface over incorporating an acrylic sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, gas hob, extractor hood, plumbing for a washing machine and dishwasher and space for a fridge freezer. There is slate flooring, a radiator, UPVC double glazed window to the rear and sliding patio doors open onto the garden.

FIRST FLOOR LANDING

Having UPVC double glazed window to the side elevation and there is access to the part boarded roof void.

BEDROOM ONE

12'11 x 12'11 max (3.94m x 3.94m max)

Fitted with a range of built in furniture comprising a double wardrobe, drawers and dressing table. There is a built in airing cupboard, UPVC double glazed window to the front elevation, a radiator and TV aerial point.

BEDROOM TWO

9'6 (extends to 11') x 6'7 (2.90m (extends to 3.35m) x 2.01m)

Having a UPVC double glazed window to the rear elevation and a radiator.

BATHROOM

Beautifully appointed with a three piece white suite comprising a paneled bath, electric shower and glass screen, push basin and a low flush WC. There is complimentary dry board splash back, laminate flooring, UPVC double glazed window to the rear elevation, a radiator and extractor fan.

OUTSIDE

To the front of the property there is a fore garden with a path to the side leading through a secure wooden gate to the enclosed rear garden, laid to lawn with a rockery garden and sunny patio. There is a tandem double drive to the rear providing off road parking.

PLEASE NOTE

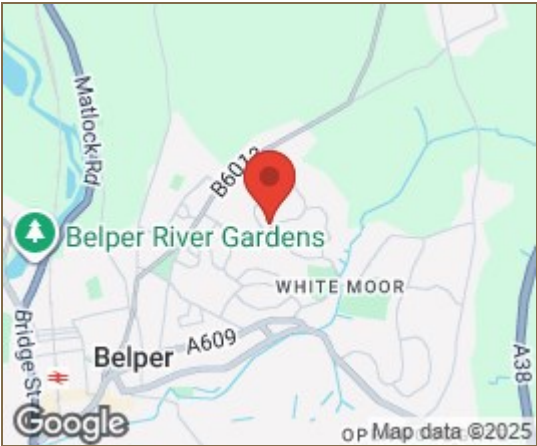
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the 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

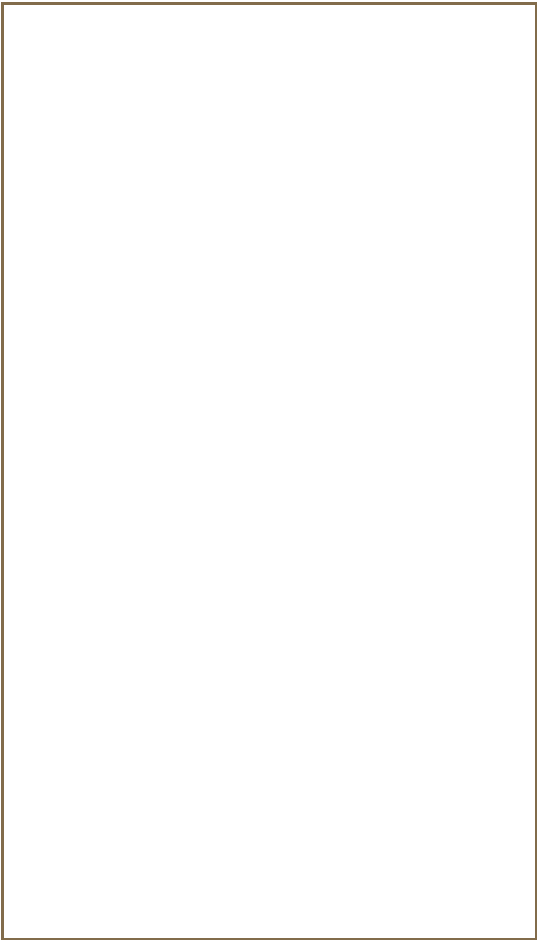
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

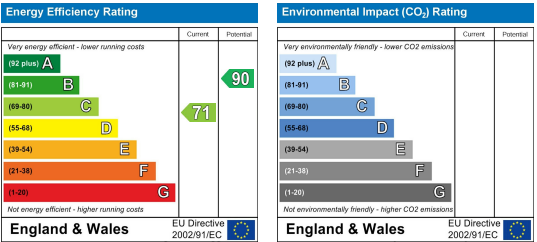
Area Map



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