



227 Belper Road, Stanley Common, Derby, DE7 6FT

£875 Per Calendar



An attractive two double bedroom semi detached property in good order throughout benefiting from attractive front and rear gardens.



The gas centrally heated and UPVC double glazed accommodation comprises, entrance lobby, spacious lounge, kitchen with pantry and WC, to the first floor are two double bedrooms and spacious four piece bathroom suite.

Externally there are attractive established gardens to the front, rear and side.

The property is located in the popular Stanley Common with ease of access to both Derby and Ilkeston. There are typical local amenities nearby.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

Main UPVC double glazed front door, stairs to first floor, access into:

LOUNGE

15' x 11'10" (4.57m x 3.61m)

A spacious living room with large front facing UPVC double glazed window, gas fire and radiator.

KITCHEN

14'10" x 9'1" (4.52m x 2.77m)

Fitted with a good range of kitchen units having white cupboard and drawer fronts, laminate work surfaces and tiled splashback, cooker with gas hob, washing machine and space for a fridge freezer, stainless steel sink and drainer, two UPVC double glazed windows and door to garden, radiator.

PANTRY

Providing useful storage and with access into:

WC

Low level WC and UPVC double glazed window.

FIRST FLOOR

LANDING

UPVC double glazed window and access into all first floor rooms.

BEDROOM ONE

15'1" + recess x 9'11" (4.60m + recess x 3.02m)

A large double bedroom with front facing UPVC double glazed window overlooking the attractive front gardens, wardrobe recess, radiator.

BEDROOM TWO

11'1" x 8'11" (3.38m x 2.72m)

A second generous double bedroom with rear facing UPVC double glazed window and radiator.

BATHROOM

8'11" x 7'7" (2.72m x 2.31m)

Spaciously appointed with a four piece suite comprising a deep panelled bath, separate shower cubicle with mains shower, wash basin and WC, UPVC double glazed window, extractor fan and chrome towel radiator.

OUTSIDE

Beautiful established gardens to both the front, rear and side with lawns, patio, shed and areas suitable for growing fruit and vegetables.

Please note there is no off street parking.

COUNCIL TAX BAND B

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

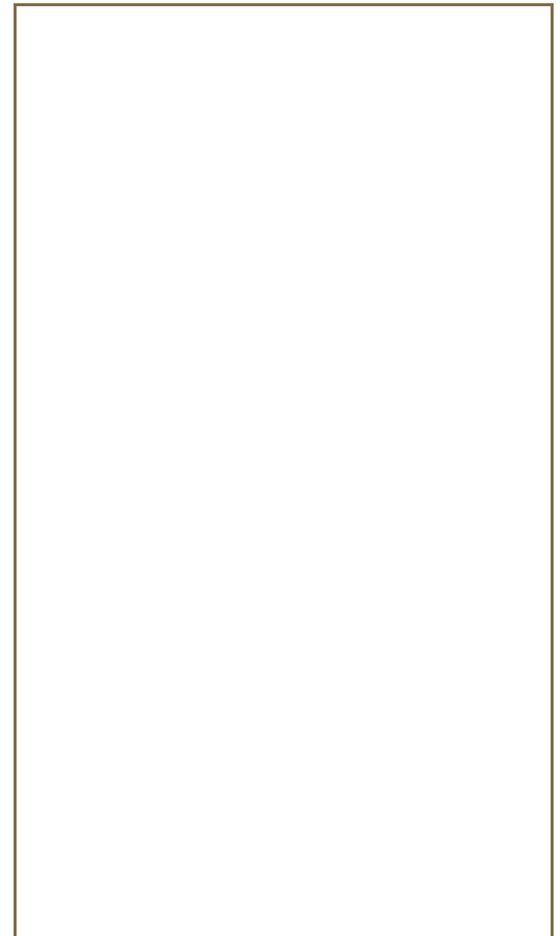
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.

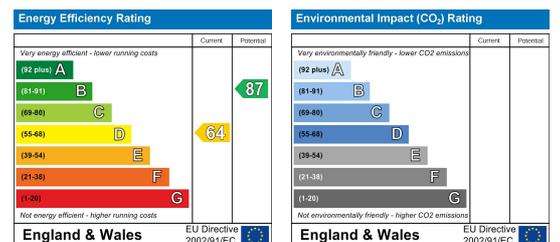
Area Map



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 in 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