



141 Derby Road
Belper
Derbyshire
DE56 1UX

Per Calendar Month
£795 Per Calendar Month

- Brand new kitchen
- Freshly decorated throughout
- Two reception rooms
- Low maintenance courtyard garden
- EPC Rating D
- Let & Managed by Scargill Mann & Co

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Available TO LET is this generous two-bedroom terrace home, which benefits from a new kitchen and has been freshly decorated throughout.

The property in brief; comprises of two reception room's, brand new kitchen, and utility room. Access from the kitchen to a low maintenance garden. To the first floor are two double bedrooms featuring a built-in storage cupboard. Large bathroom with paneled bath with mains operated shower over. Low level WC and pedestal basin.

LOCATION

Nestled in the sought-after Town of Belper, this property benefits from a peaceful and friendly community. The local area offers a range of amenities, including shops, schools, parks, and transport links, ensuring that everything you need is within easy reach. With its convenient location, you can easily explore the beauty of the surrounding Derbyshire countryside or visit nearby towns and cities.

ACCOMMODATION

ON THE GROUND FLOOR

RECEPTION ONE

3.67m x 3.31m (12'0" x 10'10")

With central heating radiator, brand new carpet, freshly decorated.

RECEPTION 2

3.64m x 3.64 (11'11" x 11'11")

With double central heating radiator, brand new carpet, freshly decorated.

KITCHEN

2.85m x 2.18m (9'4" x 7'1")

Brand new Fitted Kitchen.

UTILITY

2.17m (7'1")

Plumbed in area with space for a washing machine.

TO THE FIRST FLOOR





BEDROOM ONE

4.77m x 3.31m (15'7" x 10'10")

Large double with UPVC double glazing, brand new carpet, freshly decorated and built in storage cupboard.

BEDROOM TWO

3.62m x 3.62m (11'10" x 11'10")

Large double with UPVC double-glazing, brand-new carpet, freshly decorated and built in storage cupboard.

BATHROOM

3.58m x 2.11m (11'8" x 6'11")

With three-piece white suite comprising, panelled bath with mains operated shower over, low level w.c, pedestal hand basin vanity cupboard above. UPVC double glazed window, extractor fan and tiled flooring.

OUTSIDE & GARDENS

Low maintenance courtyard garden, on road parking.

DIRECTIONAL NOTE

The approach from Derby is via the A6 travelling north continue through Darley Abbey and Allestree into Duffield then on towards Belper. Derby Road is located on the right to the corner of Beckstitch Lane where number 141 will be located as denoted by our "to let" board.

SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Available end of June.

PROPERTY RESERVATION FEE

DEPOSIT

5 Weeks Rent.

ADDITIONAL INFORMATION

Property construction: Brick & Tile with double glazing

Parking: On Road

Electricity supply: MAINS -

Gas Supply: MAINS -

Water supply: MAINS - Severn Trent

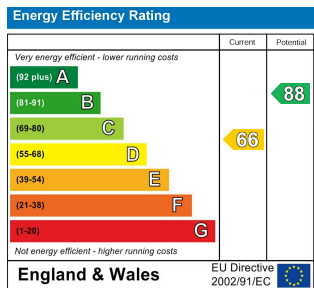
Sewerage: MAINS

Heating: Gas Central Heating

Broadband type: BT Openreach, please check Ofcom website.

VIEWING

By prior appointment through Scargill Mann & Co on 01332 206620.



SALES OFFICE
 Unit 17 Eastgate Business Centre
 Eastern Avenue
 Burton upon Trent
 DE13 0AT
 T: 01283 548194 /01332 208820
 E: sales@scargillmann.co.uk

LETTINGS OFFICE
 17 Mallard Way
 Pride Park
 Derby
 DE24 8GX
 T: 01332 206620
 E: lettings@scargillmann.co.uk