

18 Derby Road
Lower Kilburn
Belper
DE56 0NG

£825 Per Calendar Month

- Well-appointed kitchen
- Gas central heating
- Beautifully decorated
- Sealed unit double glazing
- Let & Managed by Scargill Mann & Co

SCARGILL MANN & CO
EST. 1995

GENERAL INFORMATION
A well presented two bedroom terrace property, Gas central heating., sealed unit double glazing, entrance hall, lounge and separate dining room, well appointed kitchen with integrated appliances, bedroom, well fitted bathroom.

LOCATION
Lower Kilburn is a pleasant village close to Belper and Duffield, local bus routes close to the property into the local area.

ACCOMMODATION

ON THE GROUND FLOOR

LOUNGE/DINER
6.48m x 3.69m (21'3" x 12'1")
Generously sized room with laminate flooring, central heating and door leading to lawned garden to the front of the property.

KITCHEN
3.57m x 2.66 (11'8" x 8'8")
Well appointed fitted kitchen with a range of base cupboards and drawers units with a matching range of wall mounted cabinets over. Work preparation surfaces with matching up-stands are inset with a stainless steel sink and side drainer unit with mixer tap over and four ring gas hob. Electric oven.

BATHROOM
Fitted with w.c and wash hand basin. Bath with panel and electric shower, tiled surrounds, vinyl flooring.

TO THE FIRST FLOOR

BEDROOM ONE
3.97m x 2.98m (13'0" x 9'9")
Double room with a window to the front with pleasant views. Radiator and ceiling light point.

BEDROOM TWO
3.19m x 1.95m (10'5" x 6'4")
With carpet, Radiator and ceiling light point.

OUTSIDE
Low maintenance garden with established shrubs and planters and wooden decking. Space for one car on the driveway.

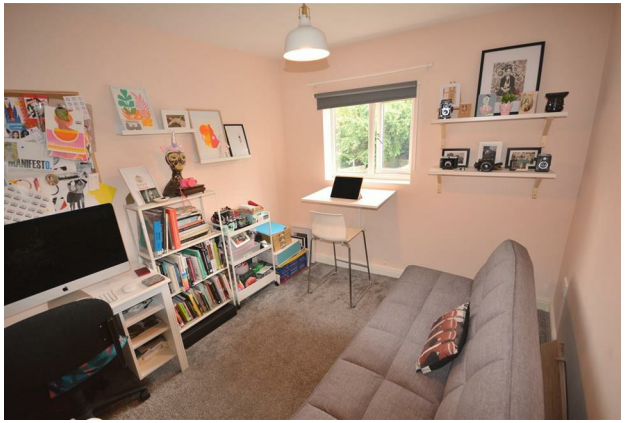












DIRECTIONAL NOTE

SPECIFIC REQUIREMENTS
The property is let unfurnished. No Smokers. Available from 11th January 2027.

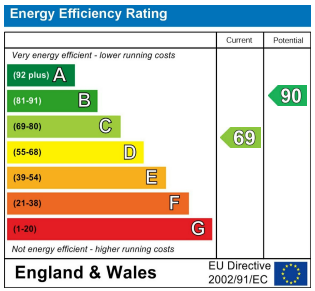
PROPERTY RESERVATION FEE
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT
5 Weeks Rent.

ADDITIONAL INFORMATION
Property construction: Brick & Tile
Parking: Driveway
Electricity supply: MAINS –
Water supply: MAINS - Severn Trent
Sewerage: MAINS
Heating: Gas central
Broadband type: BT Openreach, please check Ofcom website.

Rent: £825 pcm
Holding Deposit: £190(1 Week taken on application)
Security Deposit: £951 (5 Weeks)
Council Tax Band: A – Erewash Valley
EPC Rating: C

VIEWING
By prior appointment through Scargill Mann and Co. Derby Office on 01332 206620.



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