

## 2 Bed House

37 Nailers Way, Belper DE56 0HT  
£975 Per Calendar Month



**Fletcher**  
& Company

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Two Bedroom Home - Immaculately Presented
- Fully Refurbished Throughout - Redecorated, New Flooring, New Kitchen & Bathroom
- Kitchen Photos To Follow - Newly Fitted
- Immaculately Presented Throughout
- Conservatory
- Fully Enclosed Garden
- Available On A Long Let
- EPC C
- Council Tax Band A
- Available Immediately

Renovated Throughout & Available Immediately.

Situated within a popular residential location, this beautifully presented two bedroom home has been comprehensively renovated throughout and offers well proportioned accommodation, off road parking for two vehicles and a private enclosed rear garden.

The accommodation briefly comprises an entrance hallway, a modern fitted kitchen with a range of wall and base units, electric oven and hob with extractor over, together with space for additional appliances. To the rear of the property is a spacious lounge diner, offering an excellent living and entertaining space, with useful understairs storage and sliding doors leading into the conservatory, providing a versatile additional reception area overlooking the garden.

To the first floor are two bedrooms, including a generous principal bedroom with two front-facing windows, together with a newly fitted and never used family bathroom featuring a contemporary suite comprising a bath with shower over, wash hand basin and WC.

Outside, the property benefits from a fully enclosed rear garden incorporating both patio and lawn areas, complemented by mature planting and gated access. To the front, there is off-road parking for two vehicles.

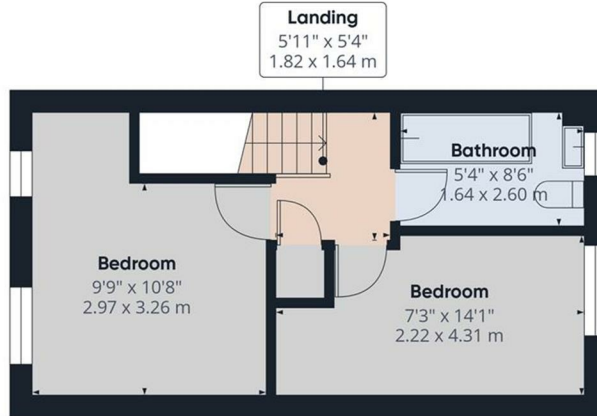
The property enjoys a convenient position within Belper, one of Derbyshire's most sought-after market towns. A wide range of amenities can be found nearby, including supermarkets, independent shops, cafés, restaurants, bars and leisure facilities. Belper is renowned for its vibrant town centre, attractive riverside walks and excellent community atmosphere.

For those needing to commute, the property offers easy access to the A6, providing straightforward links to Derby, Matlock and the wider road network. Belper railway station is also within easy reach and offers direct services to Derby, Nottingham, Sheffield and beyond, making the location particularly appealing for commuters.

Early viewing is highly recommended.



Floor 0



Floor 1

Approximate total area<sup>iii</sup>  
670 ft<sup>2</sup>  
62.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>72</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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