



£800 Monthly

Elmhurst Avenue, South Normanton, Alfreton, DE55

Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

A magnificent 3 bedroom House in a wonderful location, situated in Broadmeadows, South Normanton, offering amazing comfortable living and convenience with simplicity. The House is presented in outstanding condition and fitted with all the basic facilities.

## Main Particulars

A modern style link detached property occupying a cul-de-sac position with-in the popular Broadmeadows development. The accommodation briefly comprises: Entrance hallway with cloaks W.C. fitted kitchen, " L " shaped lounge dining room, first floor landing, 3 bedrooms and bathroom. Outside there are gardens to the side and rear elevations and driveway providing parking for two cars and single integral garage. AVAILABLE IMMEDIATELY - NO PETS - NON SMOKERS - EMPLOYED ONLY. Holding deposit: Of £184.00 this will be withheld if any relevant person, including any guarantor, withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement and / or Deed of Guarantee within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit: Of £923.00 this covers damage or defaults on the part of the tenant during the tenancy. The deposit will be registered with The Deposit Protection Service (DPS)

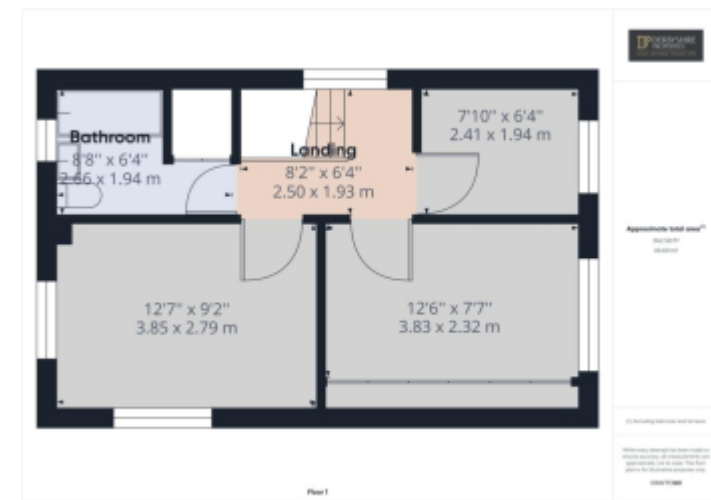
Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s): Tenants are liable to the cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be charged to the tenant.

Variation of Contract (Tenants Request): £50 (inc VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents. Derbyshire Properties Estate Agents Limited are members of Client Money Protect Limited 196310382651-809138 and The Property Ombudsman.







This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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