



£975 Monthly

Bowler Drive, Kilburn, Belper, DE56

Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Derbyshire Properties are pleased to present this magnificent newly refurbished 3 bedroom Detached house in a wonderful location, situated in Kilburn, offering amazing comfortable living and convenience with simplicity.

## Main Particulars

New to the market .... As you step inside this charming home which has been tastefully renovated throughout, you`ll be greeted by a warm and inviting atmosphere. The light-filled living room is perfect for relaxation and family gatherings, while the newly fitted modern kitchen comes equipped with newly fitted extractor hood, induction hob, and oven

Upstairs, you`ll find two generously sized double bedrooms along with a smaller single bedroom, offering comfortable living spaces for your family. The family bathroom features a bathtub, providing a soothing retreat after a long day.

Outside, the front and rear gardens offer a delightful space for outdoor activities, gardening, or simply unwinding in the fresh air. The spacious driveway ensures convenient parking for multiple vehicles. The property also benefits from a detached garage which provides added secure parking and extra storage space..

Situated in a peaceful residential location, Bowler Drive offers a great location and safety for your family. Local amenities, schools, and transportation options are within easy reach, making this location both practical and desirable.

NO PETS, EMPLOYED ONLY - AVAILABLE IMMEDIATELY

Holding deposit: Of £225.00 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.

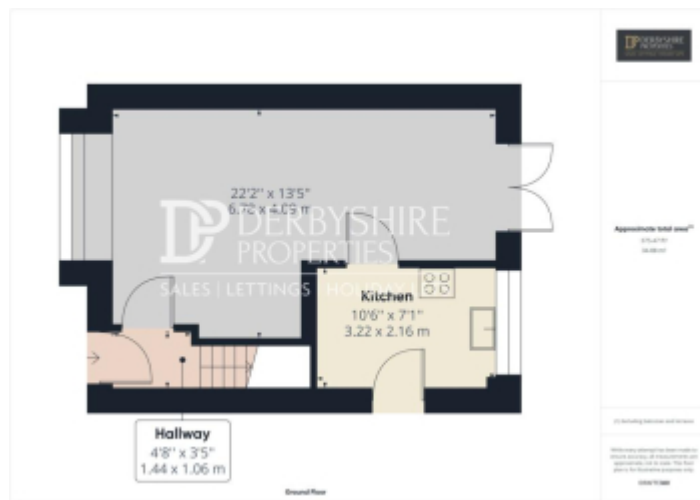
Security Deposit: Of £1125.00 this covers damage or defaults on the part of the tenant during the tenancy. The deposit will be registered with The Deposit Protection Service (DPS)

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 -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 © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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