



£725 Monthly

Nottingham Road, Alferton, DE55

Terraced House | 3 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Property Description

Traditional 3 Bed mid terraced property conveniently situated for Alfreton Town centre, gas central heating and double glazing

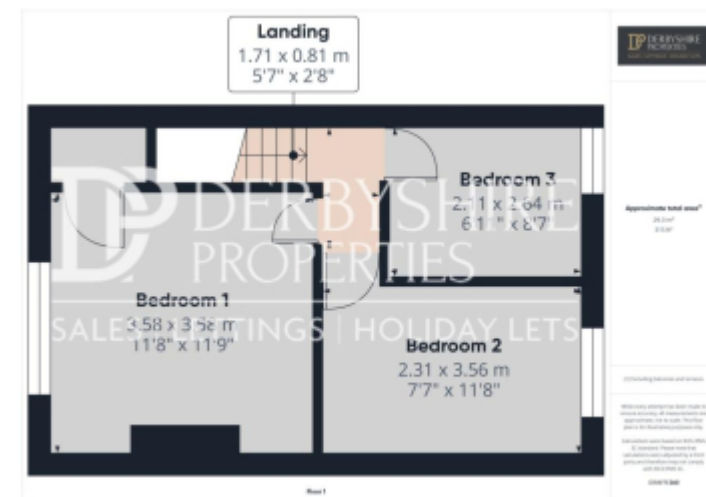
Main Particulars

Derbyshire Properties are pleased to bring to the rental market this Traditional style mid terraced property which is within walking distance of Alfreton town centre and the local amenities including; shops, schools, leisure complex and good road links to the M1 and A38 making the location ideal for commuting. There is also a train station within a short drive of the property. The accommodation is available immediately *subject to satisfactory referencing and in brief comprises; Entrance Hallway, Lounge and separate Dining Room leading to a spacious Dining Kitchen fitted with a range of modern wall and base units. A rear lobby leads to a ground floor bathroom which is fitted with a modern white three piece suite comprising; panelled bath with electric shower over, low flush w.c. and pedestal wash hand basin.

On the first floor there are two good sized Bedrooms. Outside; to the rear of the property is an enclosed yard area which in turn leads to a small enclosed garden which is mainly laid to lawn and has the benefit of a useful brick store shed.

The property is offered on an Assured Shorthold Tenancy, on the basis of an initial six month term renewable thereafter for the successful applicant. Holding deposit: Equal to one weeks rent of £167.00 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: £835.00 Equal to Five weeks rent of 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 Membership no.CMP004627 and The Property Ombudsman Membership no.D11026.





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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