



£775 Monthly

John Street, Alferton, DE55

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Property Description

Beautifully presented mid terraced property situated close to alfreton town centre and local amenities. Gas central heating & double glazing. AVAILABLE IMMEDIATELY, VIEWING RECOMMENDED

Main Particulars

Derbyshire Properties are delighted to bring to the rental market this traditional style mid terraced property which has the benefit of gas central heating and double glazing.

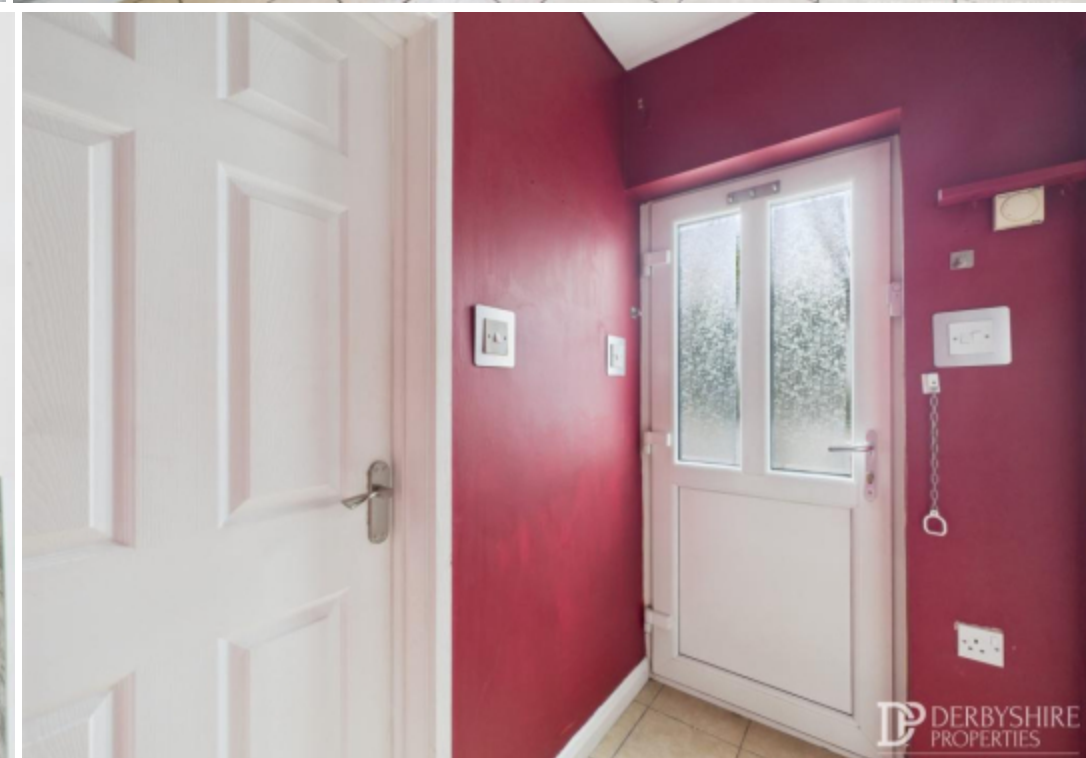
The property offer a mixture of contemporary and modern feel and is immaculately presented throughout. The accommodation briefly comprises; Entrance Hallway, a bright and airy lounge with open fireplace and wood effect fitments. There is a bright and spacious dining Kitchen fitted with a range of modern wall and base units with plumbing for an automatic washing machine and small dining area. There is space for a fridge/freezer. On the first floor there are two good sized Bedrooms and a modern Bathroom which is fitted with a four piece suite comprising; panelled bath, separate shower enclosure and low flush w.c.

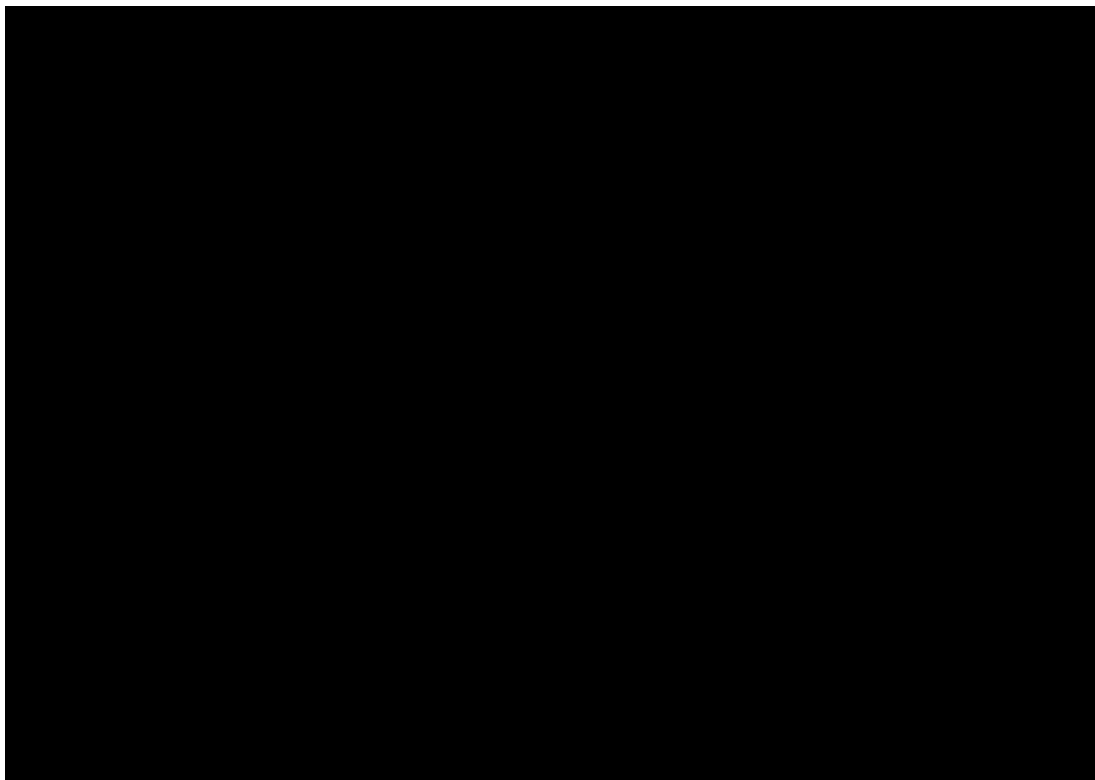
Outside; the property has an enclosed garden with lawn and patio plus a useful outbuilding. As Agents' we would strongly advise an early inspection to avoid dissatisfaction.

Available immediately subject to satisfactory referencing.

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 £178.00 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: £890.00 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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