



£850 Monthly

Boughton Drive, Alfreton, DE55

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Property Description

Derbyshire Properties are pleased to present this 2 bedroom House in a wonderful location, situated in Swanwick, Alfreton DE55, 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 beautiful 2 bedroom semi-detached house located in the charming town of Swanwick, Alfreton. This property is perfect for individuals or small families looking for a comfortable and spacious living space.

The property boasts a large driveway, providing ample off-road parking space for multiple vehicles. Upon entering the house, you'll be greeted by small entrance hall leading into the spacious lounge that. The fitted kitchen is modern and well-equipped, with plenty of counter space and storage.

The bedrooms are both generously sized and offer plenty of natural light with the master bedroom benefiting from a large fitted wardrobe. The property is also fitted with double-glazed windows and gas central heating, ensuring you are comfortable throughout the year.

Located in Swanwick, Alfreton, you will have access to a range of local amenities including shops, restaurants, and schools. The property is also conveniently located near major transportation routes, such as the A38, J28 M1 and Alfreton Train station.

Holding deposit: Of £196.00 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 £980.00 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 Keys or other Security Devices: Tenants are liable to the cost of replacing any lost keys or other security devices. 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.



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