



£750 Monthly

Nottingham Road, Alfreton, DE55

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Un-Furnished
- Fitted Kitchen
- Garden

## Property Description

Derbyshire Properties are pleased to offer this spacious three-bedroom house, ideal for families or professionals seeking a comfortable and convenient living space. With easy access to local amenities, this property offers everything you need.

## Main Particulars

Upon entering the property, you are welcomed by an entrance hall that seamlessly connects to all ground floor rooms. The living room is bright and airy, providing plenty of space, with the dining room adjacent to the living room. The kitchen is modern and well-equipped, featuring plenty of counter space and storage.

The first floor hosts two bedrooms and a bathroom, fitted with a bath with overhead electric shower, sink, and WC. The second floor offers a spacious third bedroom.

Outside, you'll find a low maintenance rear garden. Situated on Nottingham Road, this home is conveniently located close to local shops, schools, and public transport links, providing easy access to Alfreton town centre and beyond.

An internal viewing is highly recommended. Employed only, no pets – subject to satisfactory references - Rent £750.00 pcm - Bond £865. The property is offered on an Assured Shorthold Tenancy, on the basis of a long term occupancy for the successful applicant.

Holding deposit: Equal to one week's rent of £173.00. This will be withheld if any relevant person, including any guarantor, withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails 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: £865.00. 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 © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

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