

**CLEVE AVENUE ,  
MATLOCK, DERBYSHIRE,  
DE4 3BD**



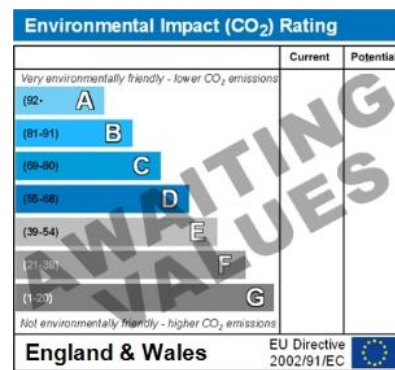
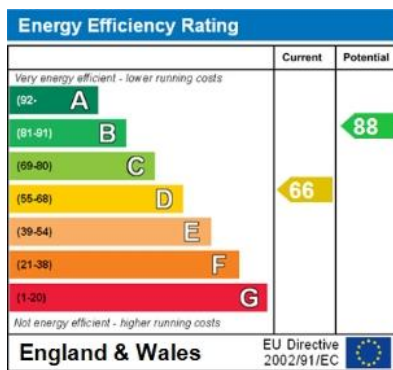
**Rental £750 pcm / Bond £865**

**2 bedroom House available Now**



## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.



- \* Unfurnished
- \* EPC Rating D

- \* Two double bedrooms
- \* Council Band Tax "A"

- \* Front and rear gardens
- \* Viewing highly recommended

## Situation

DESCRIPTION – Standing at the rear of a popular and established residential location, this upgraded and well presented two bedroom house enjoys pleasant views to the hillsides across the Derwent Valley. The accommodation, which has seen a thorough programme of updating in recent years and ready for immediate occupation, comprises entrance hall, sitting room and dining kitchen with pantry storey with two good sized bedrooms and bathroom upstairs. There are easily managed and attractive gardens to the rear a recent addition of parking spaces to the front, together with useful outside storage. There are the benefits of uPVC double glazing and gas fire central heating, all making up a comfortable and low maintenance home for which a closer inspection is strongly recommended. Matlock's town centre facilities lie around one mile away, the Arc Leisure Centre is nearby and good road communications lead to the surrounding centres of employment to include Bakewell, Chesterfield and Alfreton with the cities of Sheffield, Derby and Nottingham all lying within daily commuting distance. The delights of the Derbyshire Dales and Peak District countryside are also close at hand. SERVICES – All mains services are available to the property. EPC RATING - D COUNCIL TAX – Derbyshire Dales District Council Band A TENANCY – Six month Assured Shorthold Tenancy with opportunity for a longer period subject to a satisfactory occupancy. The Tenant will be responsible for Council Tax, water rates and all statutory costs. DIRECTIONS – From Matlock Crown Square, take the A6 north travelling for around one mile. After passing the turn into the Arc Leisure Centre take the second right turn into Lonsdale Grove, rise to the top of the hill and 4 Cleve Avenue can be found straight ahead, identified by the agent To Let board.

Bedroom 1 - double (First Floor)

Bedroom 2 - double (First Floor)

All measurements are approximate.

## Further Information

The deposit required is £865

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## Directions

Fore directions please see property description

## Accommodation

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