

**MALHOUSE LANE ,  
ASHOVER, DERBYSHIRE,  
S45 0AL**



**Rental £800 pcm / Bond £920**

**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.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
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[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

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
- \* Conservatory
- \* EPC Rating D

- \* Two bedrooms
- \* Sought after location
- \* Recently updated

- \* Front and rear gardens
- \* Council Band Tax "A"

## Situation

DESCRIPTION – Situated at the heart of this most sought after village, a traditional semi-detached home providing two bedroom accommodation. The property offers a range of easily managed accommodation, well suited to the professional couple, single occupant or perhaps small family who will appreciate the ready access to the local school and other facilities, and to the delights of the surrounding countryside. The house is complemented by a modest garden plot with outbuildings and unallocated parking is available on the roadside. Internally, there is a modern kitchen, sitting and dining room, plus a conservatory extension, two double bedrooms and a shower room. Please note, new carpets / floor coverings to be laid. Ashover boasts a thriving community, village shop, recreation facilities, church and public houses. Good road communications lead to Matlock (4 miles), Chesterfield (6 miles), Bakewell (12 miles), and the cities of Sheffield, Derby and Nottingham are all within daily commuting distance. VIEWINGS – call the Matlock Office 01629 580228. TO LET - Unfurnished SERVICES – All mains services are available to the property. EPC RATING – to be confirmed. COUNCIL TAX – North East Derbyshire 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 – Leave Matlock on the A632 Chesterfield Road and continue to Kelstedge before turning right as signed Ashover. On entering the village turn first left on to Narrowleys Lane then right on to Moor Road at the next T junction. Turn left into Malthouse Lane and the property can be found on the right hand side, set back to the common parkland.

## Accommodation

**Bedroom 1 - double (First Floor)**  
4.46m ( 14'8") x 2.57m ( 8'6")

**Bedroom 2 - double (First Floor)**  
3.39m ( 11'2") x 3.23m ( 10'8")

**Family bathroom (First Floor)**  
2.23m ( 7'4") x 1.65m ( 5'5")

All measurements are approximate.

## Further Information

The deposit required is £920

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

For directions please see property description.

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