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LOCKWOOD   
& RIDDLE   
ESTD 1840

2 Milford Court, Buxton Road, Bakewell, DE45 1BW



## 2 Milford Court, Buxton Road, Bakewell, Derbyshire DE45 1BW

**Price:** £225,000

**Tenure:** Freehold

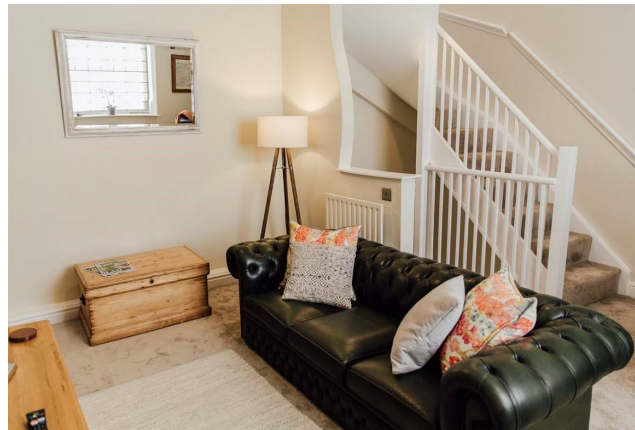
**Local Authority:** Derbyshire Dales

**EPC Rating:** Exempt

A communal entrance hall provides access to the front door, which opens to an entrance lobby with stairs to the first-floor and store cupboard housing the meters and gas fired central heating boiler. A door opens to the dining kitchen with contemporary range of units surmounted by worktops which incorporate a sink/drainer and four ring induction hob, with extractor over. The kitchen features a fitted oven, dishwasher, undercounter fridge and integrated washing machine. There is ample space for a dining table and chairs set and a Georgian style sash window provides excellent natural light to the room.

From the entrance lobby stairs rise to the first-floor lounge with generous proportions, fitted shelving and large front facing sash window. At second floor level is a front facing double bedroom with pleasant views. A luxury shower room completes the accommodation, with matching white suite, wash hand basin, low flush wc, shower enclosure and chrome heated towel rail.

The property benefits from a cellar for extra storage, as well as secondary glazing. Outside, to the rear of the property is an allocated parking space for one vehicle as well as the option for a residents permit on nearby streets.

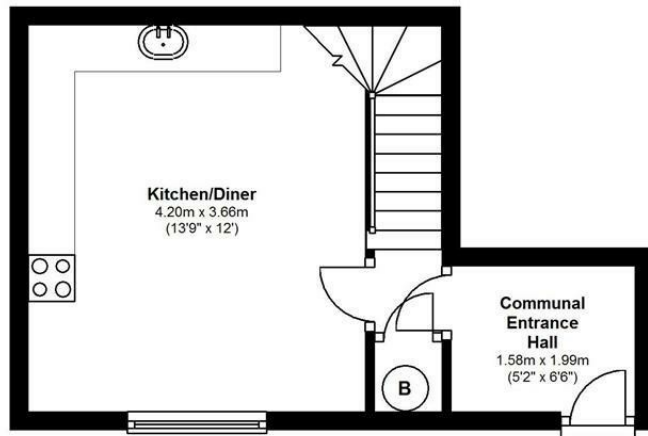






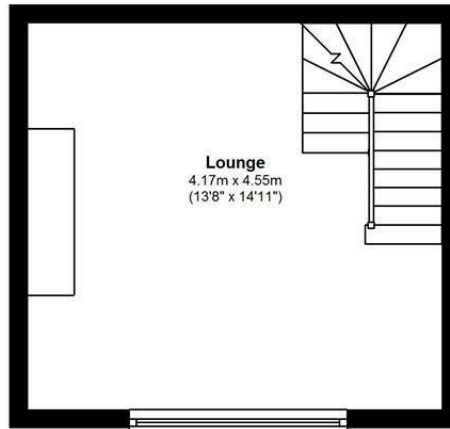
### Ground Floor

Approx. 22.1 sq. metres (238.2 sq. feet)



### First Floor

Approx. 19.0 sq. metres (204.4 sq. feet)

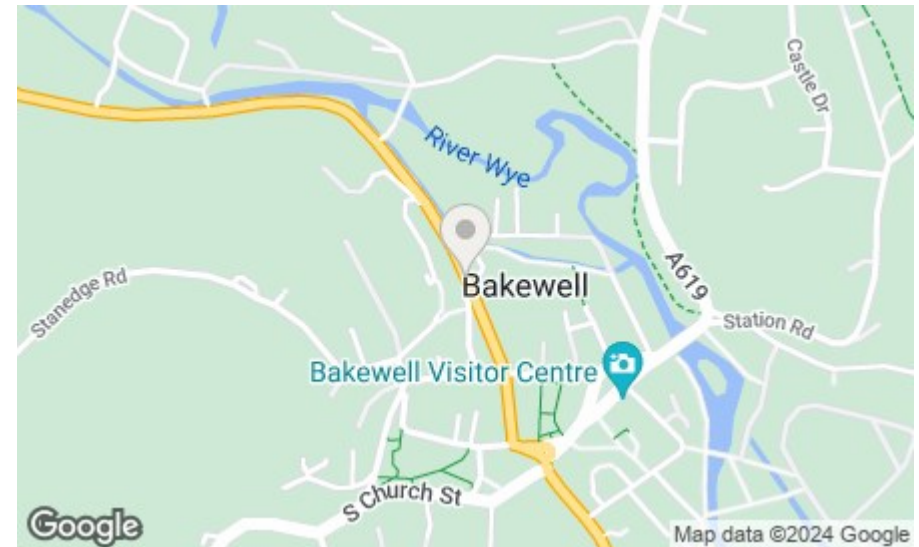
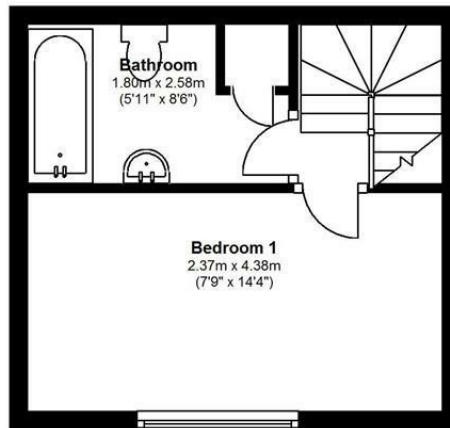


Total area: approx. 59.4 sq. metres (639.8 sq. feet)

2Milford Court

### Second Floor

Approx. 18.3 sq. metres (197.2 sq. feet)



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