

Home 2 Sell

Quality Service For Less



164 Nottingham Road

Belper, DE56 1JJ

Fixed Asking Price £130,000



Home2sell are delighted to offer this opportunity to acquire a very charming and well presented one bedroom cottage residence occupying a convenient and much sought after location. Being within easy walking distance of Belper Town centre. The property is set well back from the road behind an attractive and well established fore garden. An internal inspection will reveal tastefully decorated and beautifully presented living accommodation and consists of, on the ground floor, charming lounge with feature fireplace and a modern fitted kitchen. The first floor landing leads to a double bedroom and family bathroom having a three piece suite. Outside to the rear out buildings and a generous garden laid mainly to lawn enjoying a fine aspect and views. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Lounge

11'7" x 11'4" (3.54m x 3.46m)

Having an inset multi fuel burning stove, window to the front elevation, ceiling light and television point.

Kitchen

9'1" x 7'6" (2.78m x 2.29m)

Having a modern fitted "Magnet" kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap. Space for a free standing fridge freezer, space and plumbing for an automatic washing machine, double gas oven and hob, vinyl flooring and ceiling light. Door to the rear access.

To the first floor landing

Having ceiling light.

Bedroom One

11'7" x 11'6" (3.54m x 3.52m)

This generously proportioned room has a window to the front elevation and ceiling light.

Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with panelled side and Triton electric shower over. Airing cupboard housing the domestic hot water tank. PVCu double glazed opaque window to the rear elevation. Vinyl flooring, complimentary splash back tiling and access to the loft void.

Outside

The property is set well back from the road behind an attractive and well established fore garden.

Having Outbuilding to the rear (Outside WC and Coal House).

A special feature of the sale is the delightful rear garden which enjoys a pleasant aspect with a generous garden laid mainly to lawn enjoying a fine aspect and views.

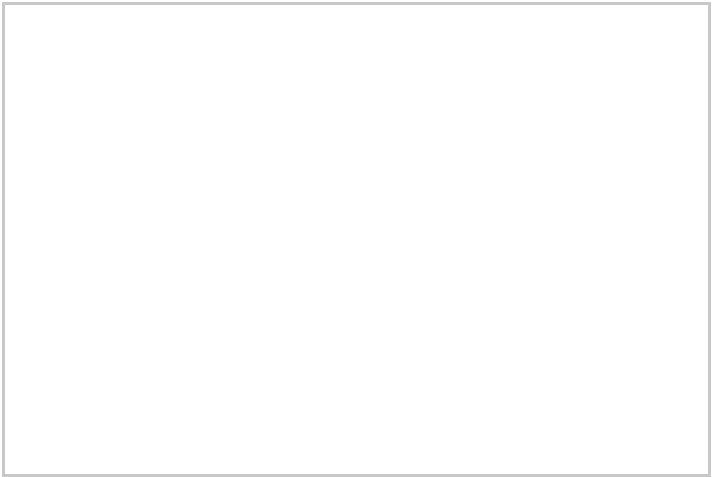
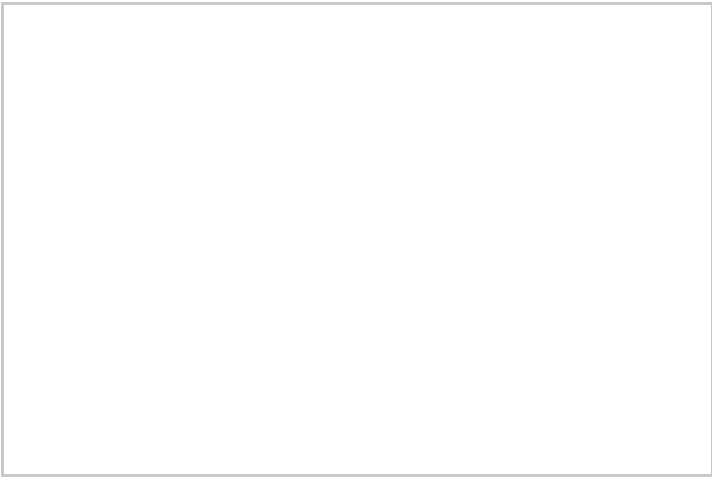
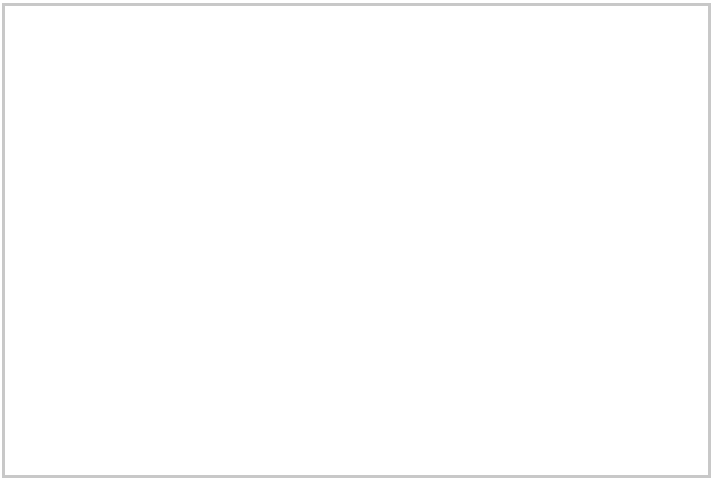
Area

164 Nottingham Road is situated within waling distance of the centre of Belper which provides an excellent range of amenities including shops, schools and recreational facilities. The village of Duffield lies some 3 miles to the south of Belper. The City of Derby approximately 8 miles to the south. Derby's outer ring road provides convenient onward travel to the major trunk roads and the motorway network.

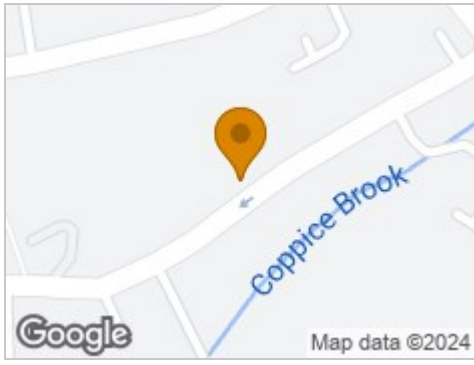
There is a train service from Belper to London St Pancras. The famous market town of Ashbourne known as the gateway to Dovedale and the Peak District National Park lies approximately 10 miles to the west.

Directional Note

From our Belper Home2sell office, proceed past the Market Place, which becomes High Street then Spencer Road taking the next right-hand turn at the mini-roundabout onto Short Street, then right at the next mini-roundabout onto Nottingham Road, and the property will be found on the right hand side clearly identified by our distinctive Home2sell for sale board.



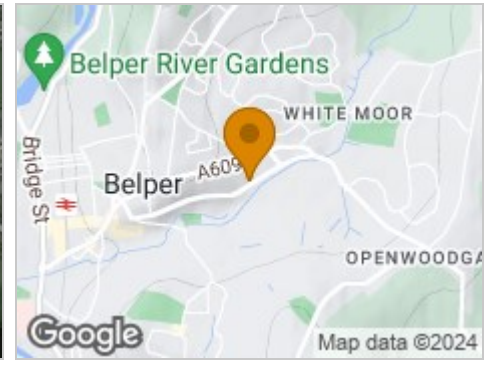
Road Map



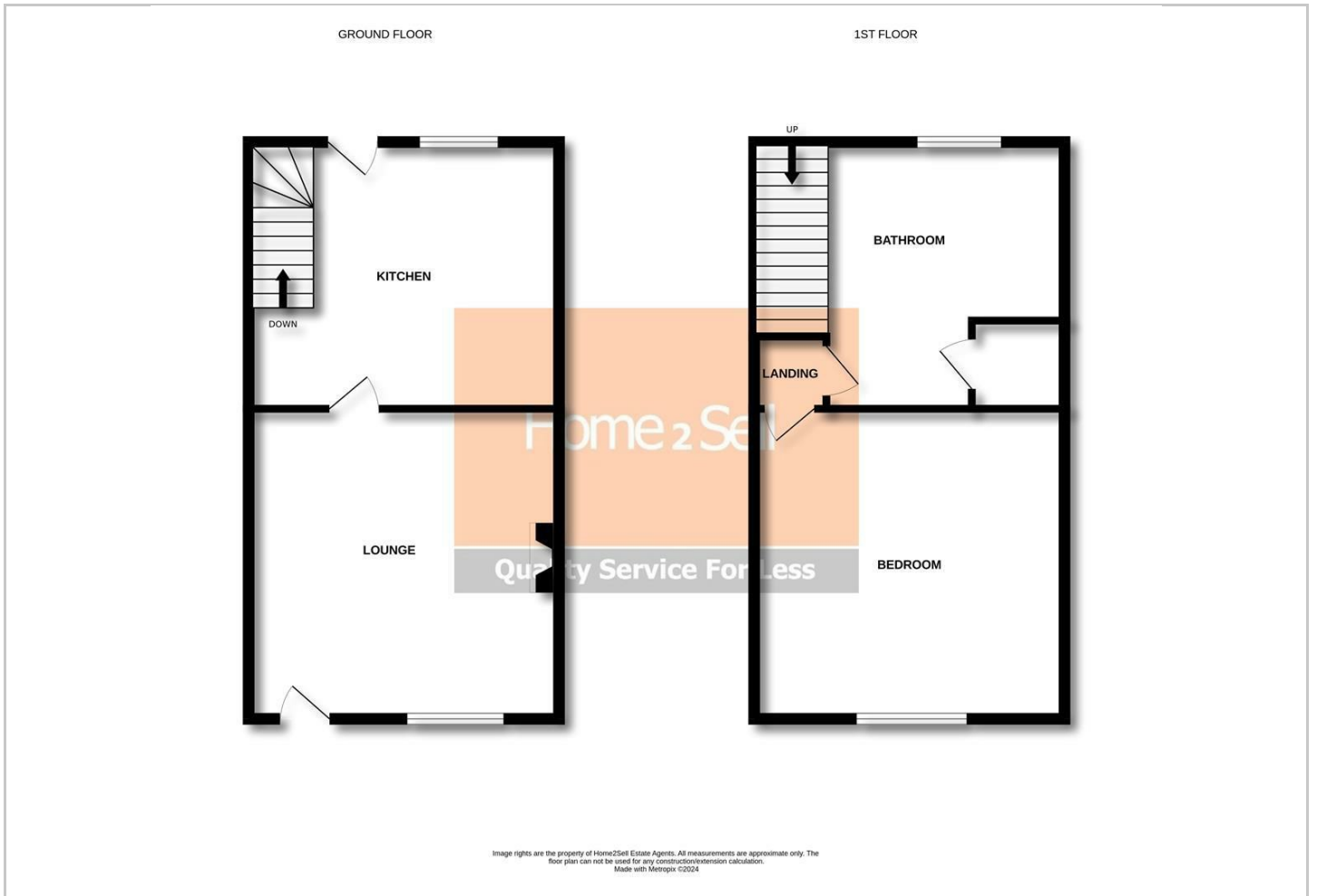
Hybrid Map



Terrain Map



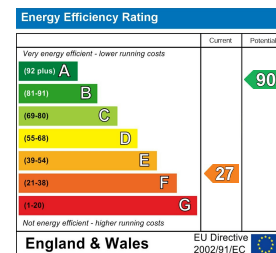
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.