

Home 2 Sell

Quality Service For Less



## 48a and b Bridge Street

Belper, DE56 1AX

£160,000





Home2sell are delighted to offer this investment opportunity of two self contained apartments within this character property which enjoys a central Belper location close to all the amenities and transport links. The property has gardens to the front and rear, both apartments have gas central heating and double glazing (where stated). The ground floor apartment comprises of Entrance Hall, Lounge, Double Bedroom, Kitchen, Pantry, Rear Entrance Hall, Bathroom. The first floor apartment comprises in brief of Entrance Hall with stairs off, Landing, Lounge, Double Bedroom, Single Bedroom, Kitchen, Pantry and Bathroom. The opportunity is being sold tenanted with a Shorthold Tenancy and a Regulated Tenancy in place. Please contact office for more details. Viewing Essential. DRAFT DETAILS SUBJECT TO VENDOR APPROVAL AND MAYBE SUBJECT TO CHANGE.



## 48A

First Floor Apartment

### Entrance Hall

Having traditional door with glazed leaded insert, original Minton flooring and stairs off to the first floor landing.

### Landing

Having ceiling light, access to loft void and a central heating radiator.

### Lounge

13'11" x 13'10" reducing 12'6" (4.26m x 4.24m reducing 3.82m )

Having a sash window to the front elevation, gas fire, picture rail, central heating radiator and ceiling light.

### Bedroom

12'7" x 14'1" (3.86m x 4.31m )

Having a PVCu double glazed window to the side elevation, picture rail, central heating radiator and ceiling light.

### Bedroom

9'10" x 6'10" (3.00m x 2.09m )

Having a sash window to the front elevation and ceiling light.

### Pantry

Ceiling light.

### Kitchen

2.92m x 2.70m

Having a PVCu double glazed window to the rear elevation, central heating radiator, base wall and matching drawer units, one and a half sink drainer, cooker, space for fridge freezer and space for dishwasher.

## Bathroom

Having a three piece suite comprising of a bath with panelled side and electric shower over, hand wash basin and close couple WC. PVCu double glazed window to the side elevation ,vinyl flooring and gas boiler which services the domestic hot water and central heating system.

## 48B

Ground Floor Apartment.

### Entrance Hall

The property is entered via a wooden door with glazed leaded insert, Minton flooring, central heating radiator, two wall lights and feature arch cornice coving.

### Lounge

14'0" x 13'11" extending 14'8" (4.27m x 4.25m extending 4.48m )

Having a walk in bay single glazed window to the front elevation, central heating radiator, gas fire set on a marble aggregate hearth with tiled back drop and ornate surround. Television point, picture rail, coving to the ceiling and light.

### Bedroom

13'11" extending 16'2" x 12'7" extending 13'11" (4.26m extending 4.94m x 3.84m extending 4.25m )

Having a PVCu double glazed walk in bay window to the side elevation, central heating radiator and ceiling light.

### Kitchen

11'10" reducing 10'0" x 15'9" (3.62m reducing 3.05m x 4.82m )

Having a fitted kitchen comprising of a range of

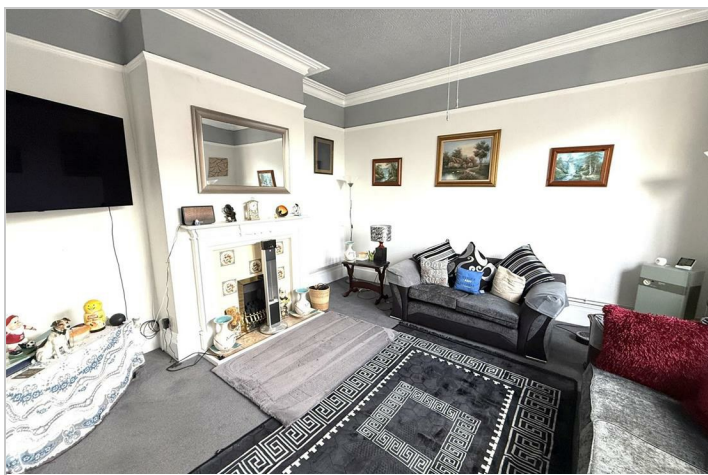
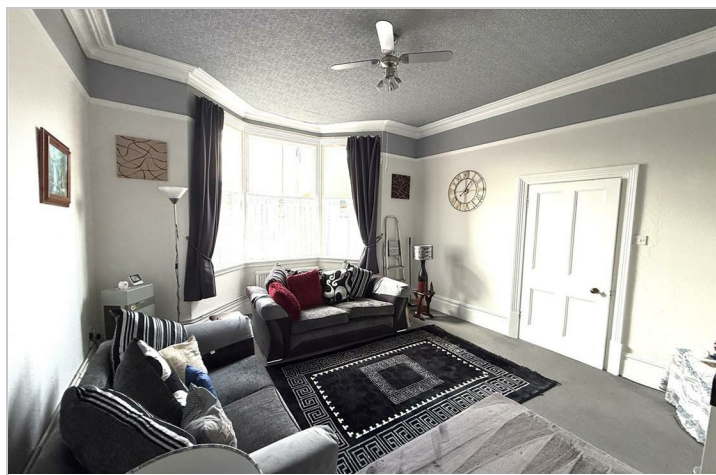
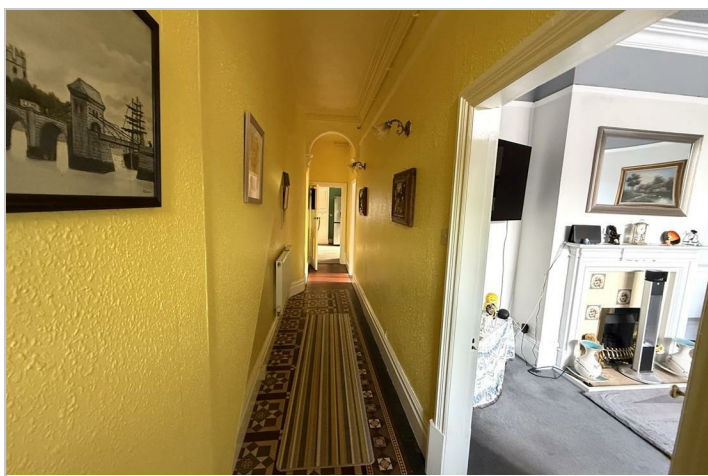
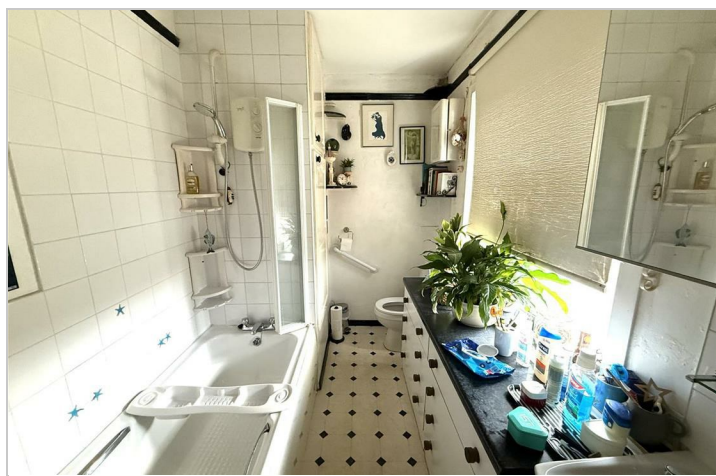
base, wall and matching drawer units with work surfaces over incorporating a sink drainer, fitted bespoke larder storage cupboards, vinyl flooring, PVCu double glazed window to the side elevation, two ceiling lights and useful pantry.

### Rear Entrance Hall

Having a wooden door, ceiling light, vinyl flooring and gas combination boiler which services the domestic hot water and central heating system.

### Bathroom

Having a three piece suite comprising of a close couple WC, pedestal hand wash basin and a bath with shower over. Central heating radiator, two windows to the rear and one to the side elevation. Two ceiling lights.



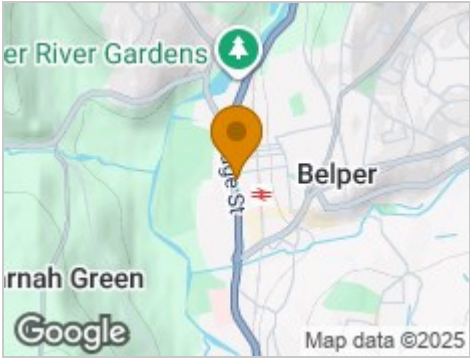
Road Map



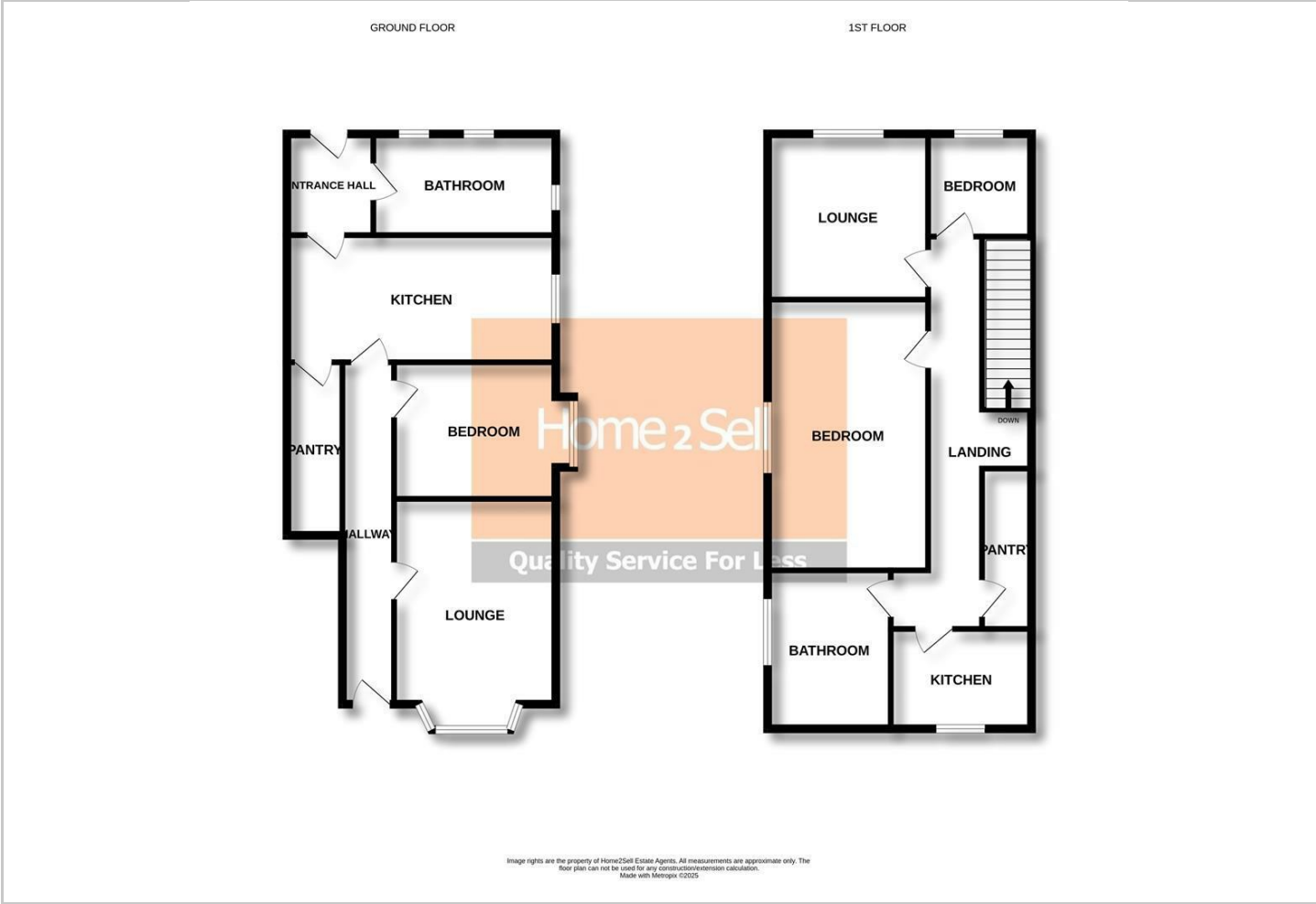
Hybrid Map



Terrain Map



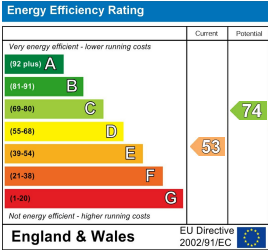
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.