



Tilling Close,Ambergate Belper DE56 2ND

welcome to

Tilling Close, Ambergate Belper

- Ready to view, stunning newly converted stone home
- Brand new Spacious Kitchen Diner set on elevated position
- Finished to a Very High Standard with Integral Appliances and Flooring Throughout
- 10 Year New Build Warranty Included Provided By ICW
- Private Garden and Two Parking Spaces

Tenure: Freehold EPC Rating: Exempt

£325,000

Finished and ready to Occupy! This original stone building has been lovingly restored to create a wonderfully charming and unique home. A stunning character property with unique layout. The Property is FINISHED and VIEWING is ESSENTIAL to see the QUALITY and CHARACTER of the Home! 10 year warranty!



The Factory Shop Restoration
Kitchen
Living/ Dining Area
Ground Floor
Principle Bedroom
Second Bedroom
Family Bathroom
Outside
Woodland Heights

view this property online bagshawsresidential.co.uk/Property/BAK107382



Property Ref:

BAK107382 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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