



Tilling Close, Ambergate Belper DE56 2ND

welcome to

Tilling Close, Ambergate Belper

- EVERYTHING BRAND NEW, HEATING, PLUMBING, ELECTRICS, WINDOWS and A 10 year build warranty!
- Fully Fitted Kitchen With Shaker Style Units in Hunters Green, Enhancing the Country style Feel of the Property
- Available to view, beautifully converted stone cottage with parking & enclosed rear garden
- Stunning Spacious Kitchen Dining Living Room, Plus a Separate Lounge
- Beautiful glass doors from Kitchen overlooking the garden

Tenure: Freehold EPC Rating: C

STAMP DUTY PAID!! The Derwent- Stunning converted stone built cottage offers over 1250 sqft of living, with LARGE KITCHEN DINER, SEPARATE LIVING ROOM, Principle Bedroom with EN-SUITE, 2 further bedrooms and family bathroom and parking. Viewing essential to appreciate the property on offer



The Factory Shop Restoration
Kitchen Dining Living
Lounge
First Floor
Principle Bedroom
En-Suite
Bedroom Two
Bedroom Three
Family Bathroom
Outside
Disclaimer

view this property online bagshawsresidential.co.uk/Property/BAK107466



Property Ref:
BAK107466 - 0004

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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