



Tilling Close, Ambergate Belper DE56 2ND

welcome to

Tilling Close, Ambergate Belper

- Two Bed Character Home- Lovingly restored throughout
- *Stamp Duty Paid!!!
- 10 Year Build Warranty provided by ICW. Brand new electrics, heating and windows
- Shaker Style fitted kitchen to complement the home, with integrated appliances included
- Two fully fitted En-Suites

Tenure: Freehold EPC Rating: C

£270,000

STAMP DUTY PAID!!- Are you looking for a property full of character but with the added benefits of a new build? Then this home is for you. The Crich has been lovingly restored to a wonderful home. The property comes with a 10 Year build warranty for future peace of mind. Viewing is essential.



Factory Shop Restoration
Kitchen Dining Living
Downstairs
Principle Bedroom
Principle Bedroom En- Suite
Second Bedroom
Second Bedroom En- Suite
Outside
Woodland Heights

view this property online [bagshawsresidential.co.uk/Property/DBY121070](https://www.bagshawsresidential.co.uk/Property/DBY121070)



Property Ref:
DBY121070 - 0003

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.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)