



Wheelwrights Cottage, 16 Field Lane, Belper, DE56 1DE

£139,950

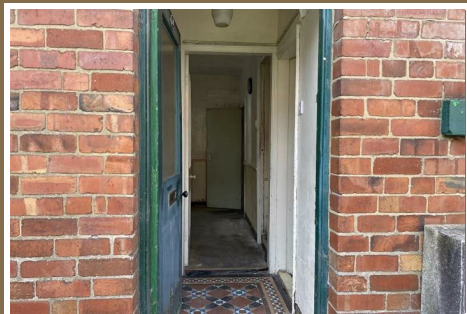


Situated within Belpers' conservation area, central to the town and railway station. The two bedroom unique character cottage is requiring a full scheme of modernisation. No Chain / Cash Buyers Only.



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The property is attached 'back to back' having a garden to the front also offering potential for off road parking subject to the necessary consent. The current accommodation comprises central entrance hall, ground floor bathroom, lounge with study area off, inner lobby and kitchen. To the first floor a lobby landing leads into two separate bedrooms.

Externally there is a walled garden to the front with lawn and pathway, fronting Field Lane and adjoining a public car park. Amber Valley car parking permits are available for residents at a minimal cost to have 24 hours parking adjacent to the cottage. With complementary overnight parking between 4 pm and 8 am.

Situated conveniently close to Belper town centre within walking distance of the busy railway station, excellent schools, shopping, bars restaurants and leisure facilities. Belper is renowned for its historic Mills character and charm, being surrounded by beautiful countryside and many walks. Easily accessible to Derby and Nottingham via major road links, ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

The property requires a full scheme of modernisation and improvement and as such we seek offers from cash buyers only.

A superb project for resale, buy to let or holiday rental.

DIRECTIONS

Entering Belper on the A6 from Derby, proceed straight over at the island, continue along Bridge Street (A6) taking the first principle right turning into Field Lane where the property will be found immediately on the right. Viewers are reminded to observe local parking restrictions and are advised to use the adjoining 'pay and display' car park.

ACCOMMODATION

GROUND FLOOR

Entering the property through the timber panelled front door into:

ENTRANCE LOBBY

Minton tiled floor, cloaks hanging space, door into lounge and:

BATHROOM

9'2 x 4'5 (2.79m x 1.35m)

Fitted with an enamel bath, basin sat on a store unit and toilet, two windows and wooden flooring.

LOUNGE

12'6 x 10'4 (3.81m x 3.15m)

Side window with obscure glazing, gas fire mounted to the chimney breast and tiled surround, open plan access into:

STUDY

7'7 x 4'4 (2.31m x 1.32m)

Front facing sash window, shelf.

INNER LOBBY

Under stairs store and built in cupboard.

KITCHEN

10'7 x 6'10 (3.23m x 2.08m)

Having a basic range of fitted kitchen units, laminate work surfaces, stainless steel sink and drainer, gas hob, side window and door.

FIRST FLOOR

Lobby landing with access to both bedrooms

BEDROOM 1

12'7 x 10'6 (3.84m x 3.20m)

Window to front elevation, chimney breast, storage shelf recess with hot water cylinder.

BEDROOM 2

10'6 x 7' (3.20m x 2.13m)

Window to front elevation.

OUTSIDE

Externally there is a walled garden to the front with lawn and pathway, fronting Field Lane and adjoining a public car park. The garden also offers potential to create off road parking subject to the necessary consent from Amber Valley district council of which interested parties would need to make their own enquiries.



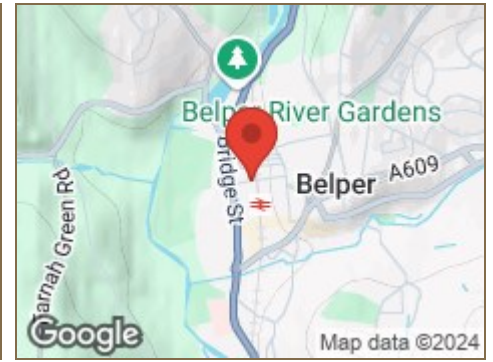
Road Map



Hybrid Map

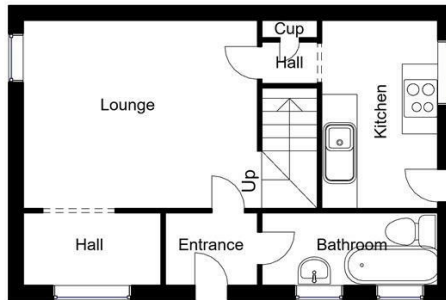


Terrain Map

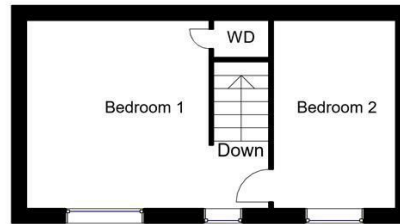


Floor Plan

Ground Floor
30 Sq.mt / 322.91 Sq.ft
Approx



First Floor
20 Sq.mt / 215.27 Sq.ft
Approx

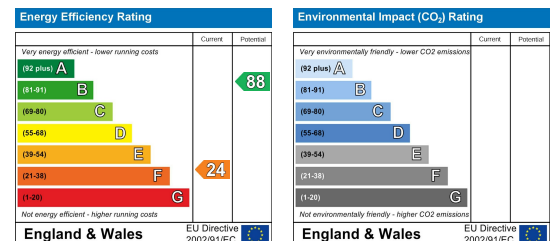


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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