



2 Meadow View, Belper, Derbyshire, DE56 1UT

£195,000



Offered with no chain. A well presented Edwardian period property situated centrally to the town, having two double bed roomed accommodation with an open plan living dining kitchen and sitting room. There is a sunny fore garden with rear courtyard and a detached allotment. Viewing is highly recommended.



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Benefitting from a central location within walking distance of Belper and its excellent amenities. The Edwardian terrace property offers deceptively spacious and welcoming accommodation comprising entrance hall, sitting room and an open plan living dining kitchen. There are two double bedrooms and bathroom to the first floor. Off bedroom one there is a box room with access to a generous loft space ideal for conversion.

The property has quality UPVC sliding sash windows and doors and gas central heating fired by a combi boiler.

To the front of the property is walled fore garden with a sunny seating area, perfect for watching the world pass by. There is access to the rear courtyard, where there is storage. Morrisons supermarket allow residents to park adjacent under a good will car parking arrangement. There is an allotment plot at the end of the row to embrace growing your own produce.

Belper is a bustling town with its busy railway station, excellent schools, shopping, bars restaurants and leisure facilities. Renowned for its historic mill character and charm the town forms part of the UNESCO World Heritage corridor. There is regular farmer market and many riverside and country walks close by. There is easy access to Derby and Nottingham via major road links, ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

Please access the property from the back, which is the first driveway adjacent to Morrisons Supermarket. A UPVC entrance door opens into :

LIVING DINING KITCHEN

16'10 x 13'3 overall measurement (5.13m x 4.04m overall measurement)

DINING AREA

13'3 x 10'7 (4.04m x 3.23m)

Having twin UPVC double glazed sliding sash windows to the rear, oak flooring and picture rail. There are wall lights and an original pine door.

KITCHEN AREA

13'3 x 6'4 (4.04m x 1.93m)

Fitted with a range of high gloss base cupboards, drawers and eye level units with marble effect work surface, incorporating an acrylic sink drainer with mixer taps and splash back tiling. There is a gas cooker point, space for a fridge and plumbing for a washing machine, radiator, vinyl flooring, inset spot lighting and a useful under stairs store.

SITTING ROOM

12'4 x 12'7 (3.76m x 3.84m)

A naturally light and sunny room with a UPVC double glazed sliding sash window to the front, picture rail, original coving and an Adams style fire surround, in built original crockery cupboard, oak flooring and a pine panelled door leads to the staircase.

ENTRANCE HALL

A period style entrance door with a glazed insert allows access from the front and stairs climb off to the first floor.

FIRST FLOOR LANDING

There is access to the roof void

BEDROOM ONE

12'10 x 12'3 (3.91m x 3.73m)

Having a UPVC sliding sash window to the front elevation, radiator and picture rail. A pine door opens into a box room with a UPVC sash window and there is access to the boarded and insulated roof void, with a heritage skylight window, ideal for storage.

BEDROOM TWO

13'3 x 10'1 (4.04m x 3.07m)

There are polished floor boards, a range of built-in wardrobes providing hanging, shelving and housing the Ideal combi boiler (serving the domestic hot water and central heating system), a radiator and a UPVC double glazed sliding sash window to the rear.

BATHROOM

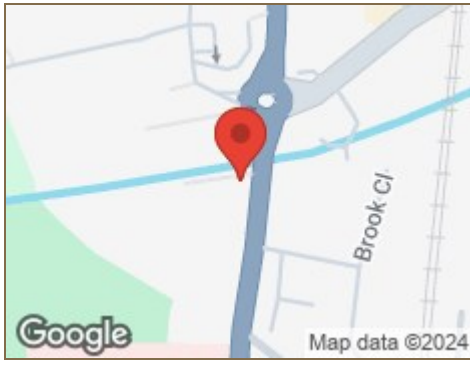
Appointed with a three pieces suite comprising a panelled bath with thermostatic shower over, pedestal wash hand basin and low flush WC. There is complementary tiling, radiator and a UPVC double glazed sliding sash window to the rear elevation.

OUTSIDE

To the front of the property is a sunny fore garden with brick boundary wall. To the rear there is an access to a paved court yard with external storage, light and tap. A special feature of the property is a private allotment plot measuring 20'6 x 38'9 and having a stone boundary wall to one side. It is situated at the end of the path which runs the length of Meadow View.



Road Map



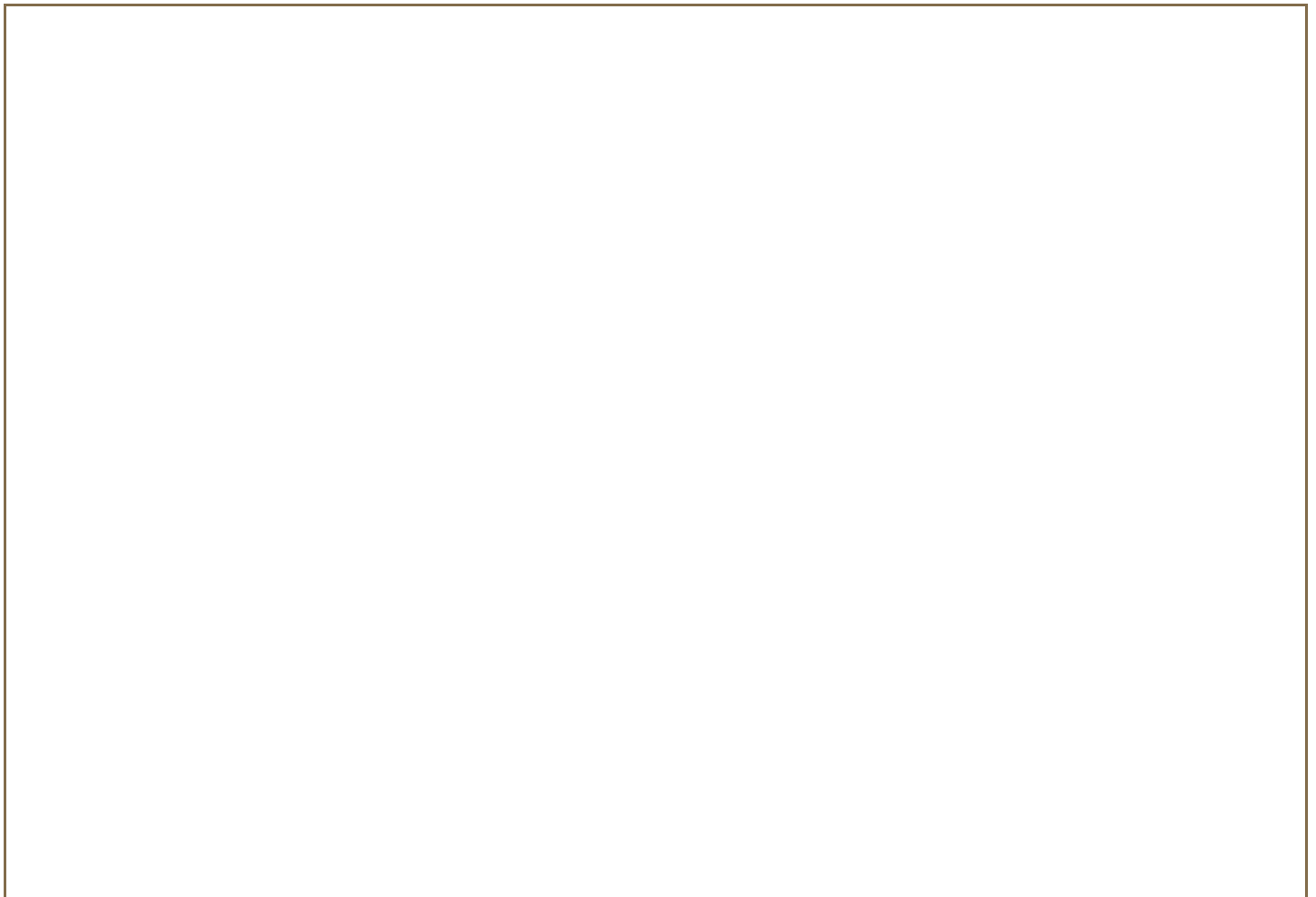
Hybrid Map



Terrain Map



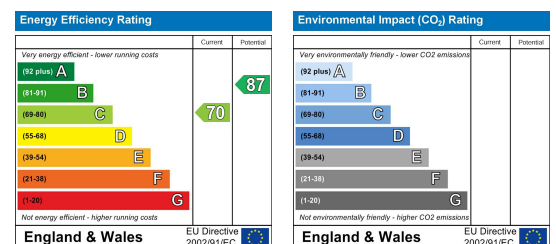
Floor Plan



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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