

Fletcher & Company

186 Kilbourne Road, Belper, DE56 1SB
Price £200,000



- Traditional End-Terraced Property
- Spacious Dining Room
- Lounge
- Fitted Kitchen with Side Lobby off
- Passage Landing Leading to Two Spacious Bedrooms & Shower Room
- Very Pleasant Rear Garden with Useful Two-Compartment Brick Outbuilding
- Lawn with Well Stocked Borders
- Patio Area to the Foot of the Garden with Fabulous Views Over Neighbouring Countryside
- Shared Alley to the Front





Summary

Well presented two double bedroom traditional end-terrace located on the outskirts of the popular market town of Belper.

This is a fabulous opportunity to acquire a tastefully presented two double bedroom traditional end-terrace in Belper. The property features a dining room to the front, lounge and fitted kitchen with side porch off. The first floor passage landing leads to two spacious bedrooms and a shower room.

To the front of the property is a small low maintenance garden with potential to create off road parking space (subject to the necessary planning permission). To the rear of the property is a very pleasant garden featuring lawn, well stocked borders, useful brick outbuilding and a patio area with open views.

F&C

The Location

The property's location is a short distance into Belper town centre which offers a thriving community with an excellent range of shops, restaurants, bars, bus station, river gardens, schooling at all levels, large supermarket, leisure centre and pleasant walks in the surrounding open countryside.

Accommodation

Ground Floor

Dining Room

12'11" x 11'10" (3.96 x 3.62)

Panelled and glazed entrance door provides access into the dining room with central heating radiator, double glazed and leaded window to the front and door to the inner lobby.



Inner Lobby

With under-stairs storage cupboard and access into the lounge.

Lounge

13'1" x 12'10" (4.01 x 3.93)

With central heating radiator, feature exposed chimney breast, staircase leading to the first floor, window to the rear and door to the kitchen.



Kitchen

8'9" x 7'10" (2.69 x 2.41)

With a U-shaped solid wood worktop, inset ceramic sink unit with mixer tap, fitted base cupboards, inset four plate gas hob with built-in oven beneath and extractor hood over, appliance spaces suitable for a washing machine and fridge/freezer, window to the rear and door to the side lobby.



Side Lobby

8'11" x 4'5" (2.72 x 1.37)

With double glazed windows and door opening onto the garden.

First Floor

Landing

Passage landing with central heating radiator and doors to two bedrooms and shower room.

Bedroom One

12'10" x 12'0" (3.93 x 3.66)

With central heating radiator and double glazed window to the front.



Bedroom Two

13'3" x 13'3" (4.06 x 4.05)

With central heating radiator, feature exposed chimney breast, over-stairs storage cupboard and double glazed window to the rear with impressive views.



Shower Room

7'10" x 7'2" (2.40 x 2.19)

Partly tiled with a suite comprising low flush WC, pedestal wash handbasin, shower cubicle with shower, central heating radiator, useful storage cupboard, exposed floorboards and double glazed window to the rear.



Outside

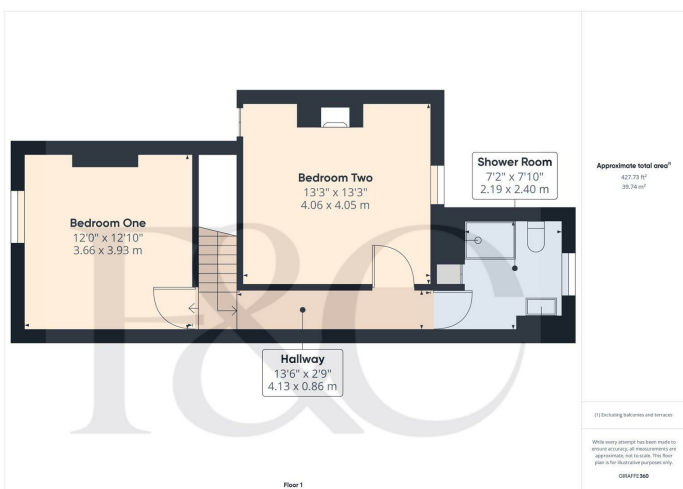
To the front of the property is a small low maintenance garden with potential to create off road parking space (subject to the necessary planning permission).

To the rear of the property is a very pleasant garden featuring lawn, well stocked borders, useful brick outbuilding and a patio area with open views.



Council Tax Band A - Amber Valley







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

186 Kilbourne Road
Belper
DE56 1SB

Council Tax Band: A
Tenure: Freehold

