



2 Bed House - Terraced

6 Tamworth Terrace, Duffield, Belper DE56 4FD

Price £199,950 Freehold



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& Company**

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- Traditional Terraced Property of Style & Character
- Ecclesbourne School Catchment Area
- Set Well Back from Tamworth Street
- Gas Central Heating & Double Glazing
- Lounge & Dining Room
- Kitchen
- Two Double Bedrooms & First Floor Bathroom
- South Facing Garden & Brick Stores
- Potential Driveway
- Cul-de-Sac Location

IDEAL FOR FIRST TIME BUYER/INVESTOR – A traditional, two double bedroom, terraced property of style and character sold with the benefit of No Chain Involved, located a short walk from Duffield village amenities set in a pleasant cul-de-sac.

The gas central heated and double glazed living accommodation briefly consists on the ground floor: lounge, inner lobby with understairs storage cupboard, dining room and kitchen. The first floor passageway landing leads to two double bedrooms and bathroom with shower.

A south-facing, enclosed, manageable garden provides a pleasant sitting out entertaining space. Two brick stores. Potential off road car parking.

The Location

The village of Duffield provides an excellent range of amenities including a varied selection of shops, post office, library, historic St Alkmunds church and a selection of good restaurants, medical facilities and schools including The Meadows, William Gilbert Primary Schools and the noted Ecclesbourne School.

There is a regular train service into Derby city centre, which lies some five miles to the south of the village with Derby's outer ring road providing onward connections to principle trunk roads, the motorway network and other East and West Midlands centres.

Local recreational facilities within the village include squash, tennis, cricket, football and the noted Chevin Golf Course. A further point to note is that the Derwent Valley in which the village of Duffield nestles is one of the few world heritage sites and is surrounded by beautiful countryside.

Accommodation

Ground Floor

Lounge

12'3" x 11'11" (3.74 x 3.65)

With chimney breast with display fireplace, wood flooring, deep skirting boards and architraves, high ceilings, radiator, double glazed sash style window with fitted blind with respect to front, double glazed entrance door and internal half glazed door.



Inner Lobby

3'0" x 2'9" (0.93 x 0.84)

With understairs storage cupboard.

Dining Room

11'9" x 11'9" (3.59 x 3.59)

With chimney breast with exposed brick fireplace with inset stone lintel incorporating log burning stove and raised hearth, tiled effect flooring, deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, open square archway leading into kitchen, double glazed sash style window with fitted blind with aspect to rear and internal panelled door giving access to the staircase to the first floor.



Kitchen

8'2" x 6'5" (2.50 x 1.96)

With circular inset, stainless steel sink unit with mixer tap, wall and base fitted units with worktops, built-in four ring electric hob, built-in electric fan assisted oven, washing machine, slimline dishwasher, microwave, integrated fridge/freezer, tile splashbacks, radiator, double glazed window and double glazed stable door giving access to brick stores.



First Floor Passageway Landing

14'11" x 2'5" (4.55 x 0.74)

With access to roof space.

Double Bedroom One

12'4" x 12'0" (3.77 x 3.67)

With fitted wardrobes, chimney breast, deep skirting boards and architraves, high ceilings, radiator, double glazed sash style window with fitted blinds with aspect to front and internal panelled door.



Double Bedroom Two

11'11" x 9'1" (3.64 x 2.77)

With chimney breast, radiator, wardrobe alcove space, deep skirting boards and architraves, high ceilings, double glazed sash style window with fitted blind with aspect to rear and internal panelled door.



Bathroom

8'2" x 6'6" (2.51 x 2.00)

With bath with shower over and shower screen door, wash basin, low level WC, tile splashbacks, tiled flooring, heated chrome towel/radiator, high ceilings, built-in cupboard housing the Worcester combination boiler and double glazed obscure window.



Garden

There is a south-facing, low maintenance, enclosed rear garden with paving slabs, artificial lawn turf and enclosed by fencing with access gate (Half of the garden offers potential to provide off-road car parking if desired)

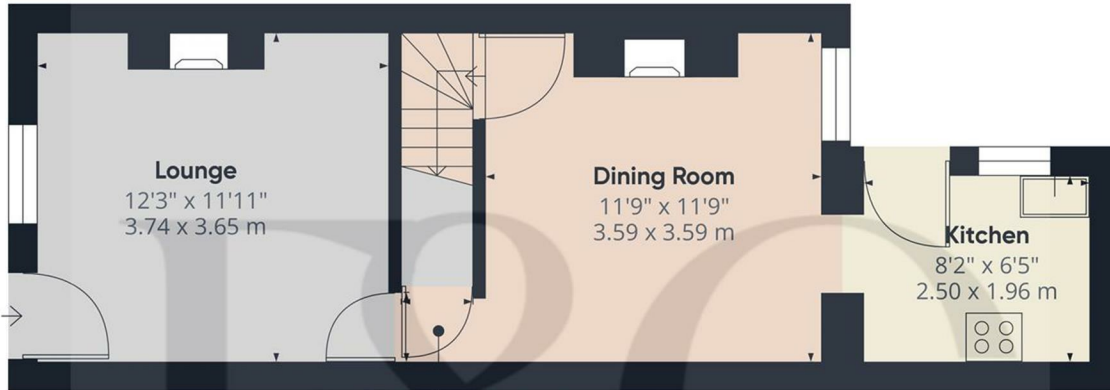


Brick Stores



Council Tax Band B

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Hallway
 3'0" x 2'9"
 0.93 x 0.84 m

Approximate total area⁽¹⁾
 360.59 ft²
 33.5 m²

(1) Excluding balconies and terraces

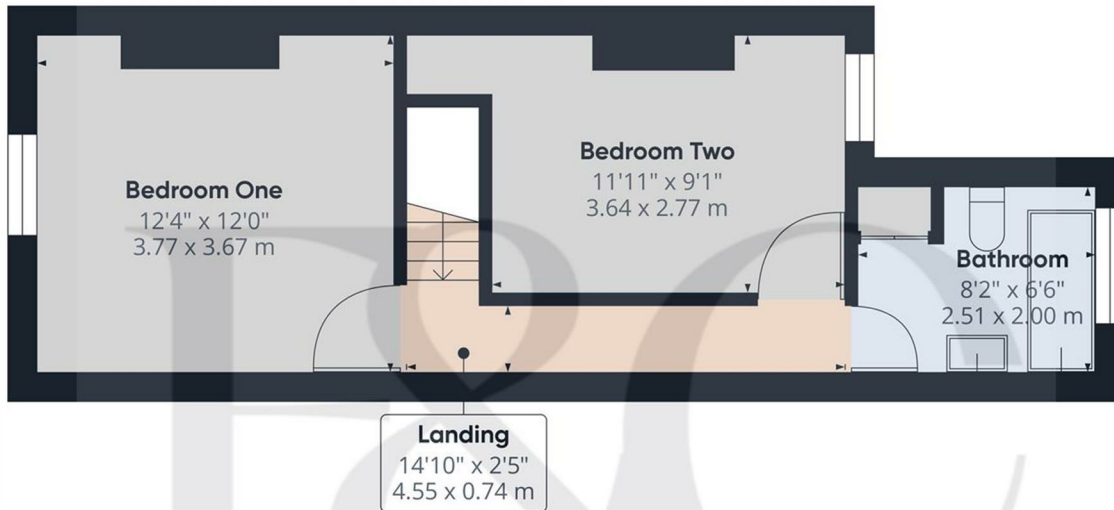
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0

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Approximate total area⁽¹⁾
345.52 ft²
32.1 m²

(1) Excluding balconies and terraces

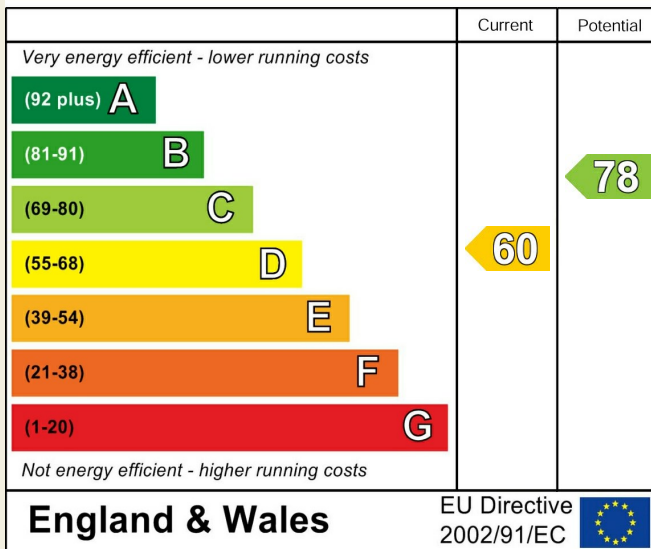
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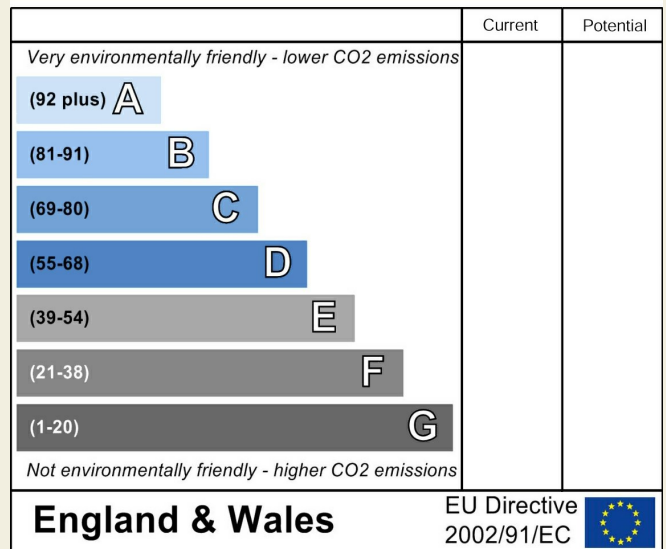
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Floor 1

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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