

# Fletcher & Company

## 17

Millbank Avenue, Belper, DE56

Price £210,000 Freehold



- Double Glazed & Gas Central Heated
- Ideal Investment or First Time Buy
- Entrance Hall Opening to Large Lounge/Dining Room
- Conservatory & Kitchen
- Two Second Floor Bedrooms & Well Appointed Bathroom
- Stylish Low Maintenance Garden
- Driveway to Front





## Summary

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A stylishly presented, two bedroom, semi-detached, residence in a quiet cul-de-sac location in Belper.

This is a modern, well positioned, two bedroom, semi-detached residence in a quiet cul-de-sac location in Belper. The property is double glazed and gas central heated with sealed unit double glazing and comprises: entrance hall, spacious lounge/dining room, fitted kitchen and conservatory. The landing leads to two double bedrooms and well appointed bathroom. The property benefits from a driveway to the front and side and to the rear a stylish, low maintenance garden offering a good degree of privacy.

# F&C

## The Location

The property's location in the popular sort after location of Belper provides easy access to a range of amenities in the centre including a supermarket, shops, restaurants, bars, schooling of all levels within close proximity and easy access to surrounding local countryside.

## Accommodation

### Ground Floor

#### Entrance Hall

3'6" x 2'11" (1.09 x 0.89)

A sealed unit double glazed entrance door provides access to porch with oak flooring, central heating radiator and internal panelled door.

#### Lounge/Dining Room

24'2" x 11'8" (7.38 x 3.58)

With two central heating radiators, continuation of oak floor covering, understairs storage cupboard and double glazed doors to conservatory.



### Conservatory

8'3" x 6'7" (2.54 x 2.03)

A UPVC double glazed construction with french doors to garden.



### Kitchen

10'7" x 7'10" (3.24 x 2.41)

Woodblock effect preparation surfaces, tiled surround, ceramic sink unit with flexible mixer tap, base cupboards and drawers, complimentary wall mounted cabinets, four plate electric hob, built-in double oven with grill, appliance spaces suitable for fridge, freezer, dishwasher and washing machine, continuation of oak flooring, decorative coving and double glazed window to front.



### First Floor Landing

5'2" x 2'9" (1.60 x 0.85)

With access to loft space.

### Bedroom One

11'11" x 9'9" (3.65 x 2.98)

With central heating radiator and double glazed window to rear.



### **Bedroom Two**

12'0" x 8'9" (3.66 x 2.67)

With central heating radiator and double glazed window to front.



### **Bathroom**

6'9" x 5'6" (2.07 x 1.68)

With contemporary white suite with low flush WC, pedestal wash handbasin, panelled bath with rain shower head over, chrome towel radiator and double glazed window to side.



## Outside

To the front of the property is a low maintenance driveway providing off-road parking. To the rear is a stylish low maintenance garden with decked area immediately off the conservatory with artificial lawn, a further decked seating area bounded by timber sleepers providing an ideal space for outdoor dining and entertaining. To the rear of the kitchen is an externally accessed, useful storage room.



Council Tax Band A



**Entrance Hall**  
2'11" x 3'6"  
0.89 x 1.09 m

**Lounge/Dining Room**  
24'2" x 11'9"  
7.38 x 3.58 m

**Conservatory**  
6'7" x 8'3"  
2.03 x 2.54 m

**Kitchen**  
10'7" x 7'10"  
3.24 x 2.41 m

**Approximate total area<sup>(1)</sup>**  
450.25 ft<sup>2</sup>  
41.83 m<sup>2</sup>

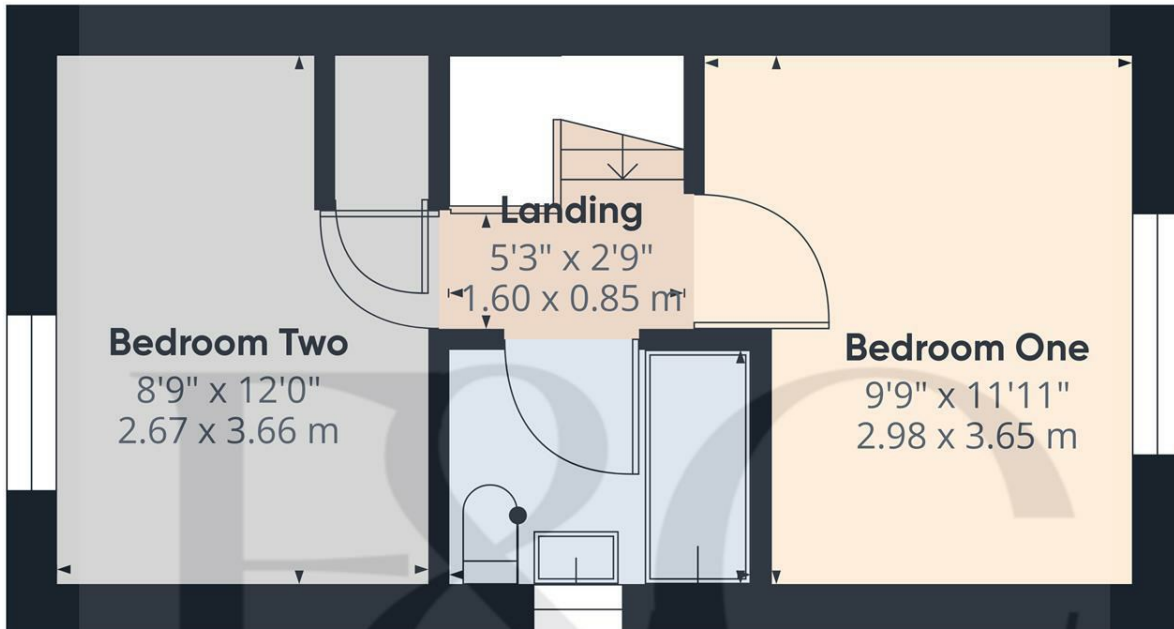
(1) Excluding balconies and terraces

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.

GIRAFFE360

Floor 0



**Bathroom**  
6'9" x 5'6"  
2.07 x 1.68 m

**Approximate total area<sup>(1)</sup>**  
270.07 ft<sup>2</sup>  
25.09 m<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Floor 1



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## Getting there

17 Millbank Avenue  
Belper  
DE56 1QD

Council Tax Band: A  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	