



Short Row  
Belper



### Property Description

**\*\*Charming 1-Bedroom character cottage in Belper with Great Potential\*\* No Chain!**

This delightful 1-bedroom property in the heart of Belper offers a unique opportunity to create your ideal home. Located in a peaceful area, the property comprised in brief, entry into the lounge, kitchen, shower room and bedroom. The property also includes a rear garden with an outdoor shed with power.

### Lounge

14' 1" x 11' 4" ( 4.29m x 3.45m )

This lounge offers a spacious layout with a single glazed front-facing window, a charming feature fireplace, full carpeting, and a radiator.

### Kitchen

10' 8" x 4' 1" Max ( 3.25m x 1.24m Max )

Access via the lounge this L shaped kitchen offers an excellent foundation for those looking to add their personal touch. Featuring a combination of high and low cupboards, ample storage space and sink. Integrated appliances include a 2-ring gas hob and electric fan oven with space for a free-standing fridge. and a radiator.

### Shower Room

The shower room includes an electric shower, WC, sink with hot and cold taps and half-height tiling.

### Bedroom

13' 9" Max x 11' 4" ( 4.19m Max x 3.45m )

This bedroom features charming ceiling beams, carpeting, and practical over-stairs storage. It includes a built-in wardrobe, radiator, and windows to both the front and rear.

### Outside

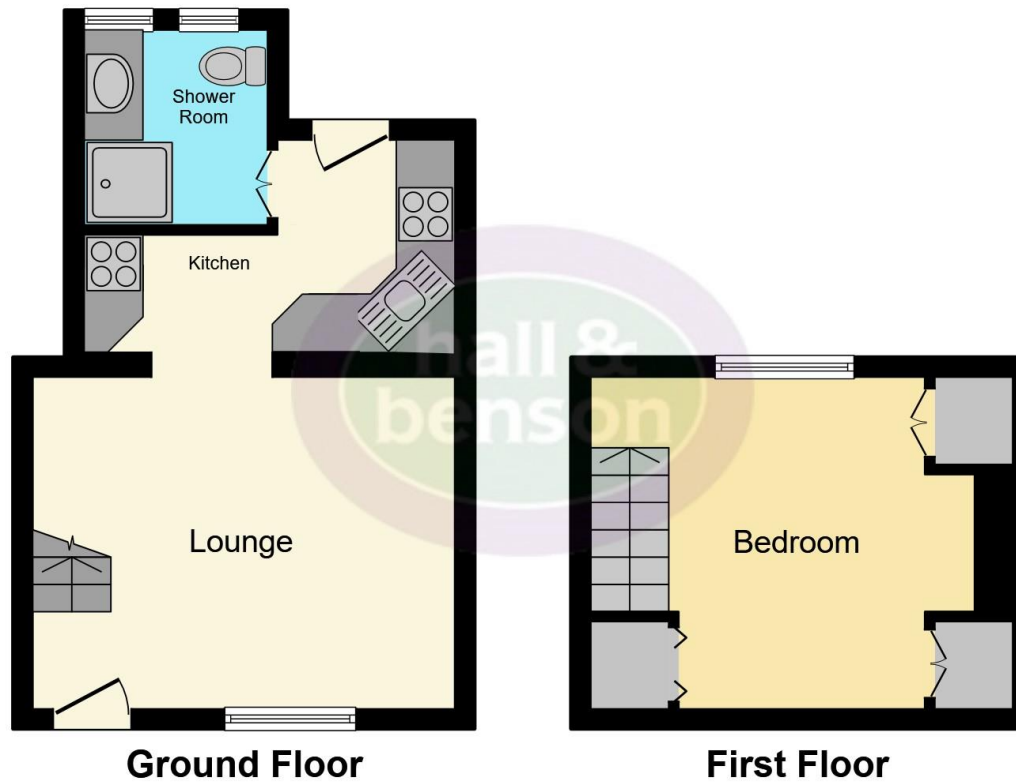
A shared front path leads to the property, providing easy access. The rear garden features a powered shed and is enclosed by charming stone walling.











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**EPC Rating: Exempt**

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