



37 Derby Road, Ambergate, Belper, Derbyshire, DE56 2GE

Offers In The Region Of £160,000

CHAIN FREE - This charming, well-maintained terraced property offers exceptional living and entertaining space with two reception rooms, three comfortable bedrooms, a modest kitchen, and a long split-level garden, all situated in a quiet area close to public transport and local amenities, making it ideal for couples, sharers, first-time buyers, and investors.

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Summary Description

Presenting this charming terraced property currently listed for sale, maintaining a good condition throughout. The property boasts two well-presented reception rooms, an elegant lounge and a dining room complete with a (decorative only) fireplace and garden views, offering exceptional living and entertaining space.

The property features a modest kitchen with direct access to the rear yard, ideal for those warm summer evenings. It also offers three comfortable bedrooms, with two single rooms and a spacious double bedroom with a tranquil garden view. Further complementing the property is a bathroom fitted with a three-piece suite.

One of the unique features of this property is the outdoor space. It benefits from a small palisaded forecourt to the front and a long split level garden to the rear, including a brick-built outhouse. The garden and the beautiful view it provides undoubtedly enhance the overall charm of the property.

Located in a quiet area with a strong local community, this property is ideally situated close to public transport links and local amenities. The Derwent Valley location provides opportunities for various outdoor activities, including walking and cycling routes.

This property is ideally suited for a range of potential buyers, including couples, sharers, first-time buyers, and investors. Its blend of comfort, functionality, and location makes it a fantastic buying opportunity. Experience the charm of this property and the surrounding community for yourself.

Lounge

12 x 11 (3.66m x 3.35m)



Having wood effect laminate flooring and stylish decor with front aspect UPVC double glazed window, front aspect part obscure glazed UPVC main entrance door, wall lights, TV and telephone points, radiator.

Dining Room

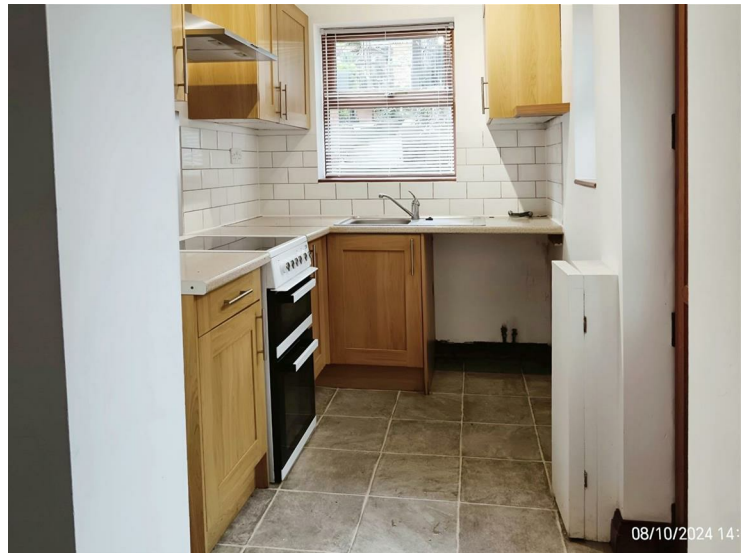
13 x 11 (3.96m x 3.35m)



Carpeted and neutrally decorated with rear aspect UPVC double glazed window, under stairs storage cupboard, radiator.

Kitchen

8'10 x 5'11 (2.69m x 1.80m)



Having ceramic tiled effect cushion flooring and neutral decor with rear and side aspect UPVC double glazed windows, part obscure glazed UPVC door to rear garden, a range of fitted wall and floor units in shaker style with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer and chrome monobloc tap.

Stairs/Landing

Carpeted and neutrally decorated with radiator and access to roof space.

The brand new roof has a good pitch and extending over the entrance passage, gives good opportunities for a potential conversion (subject to necessary permissions).

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Bedroom One

13 x 11'8 (3.96m x 3.56m)



Carpeted and neutral decor, rear aspect upvc double glazed window, picture rails, radiator, tv point.

Bedroom Two

9 x 9 (2.74m x 2.74m)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

Bedroom Three

15'5 x 5'6 (4.70m x 1.68m)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

Bathroom

8'10 x 5'10 (2.69m x 1.78m)



Having ceramic tile effect cushion flooring and neutral decor with side aspect obscure upvc double glazed window, tiled splashbacks, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold taps with shower over, low flush wc, airing cupboard with Glow-worm gas combination boiler, radiator.

OUTSIDE

Frontage

Having block paved forecourt with cast iron railing and gate.

Rear Garden



To the rear you will find a long, terraced garden which has been landscaped to provide a mixture of lawn, paved patio and established planting. There is a wooden shed and, at the bottom of the garden, very useful brick built outhouse.

There is a right of access for one neighbour, to the side passage.

Material Information

Verified Material Information

Council tax band: A

Council tax annual charge: £1407.9 a year (£117.33 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
Parking: On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: Yes: 1 neighbour has rear access rights
Long-term flood risk: Yes (the owner has not experienced any flooding in the years they have owned the property)
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: D

For further Material Information about this property please visit:
<https://moverly.com/sale/BaWzycNyKnYuY6oqebWRSE/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?

Guide achievable rent price: £800 pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

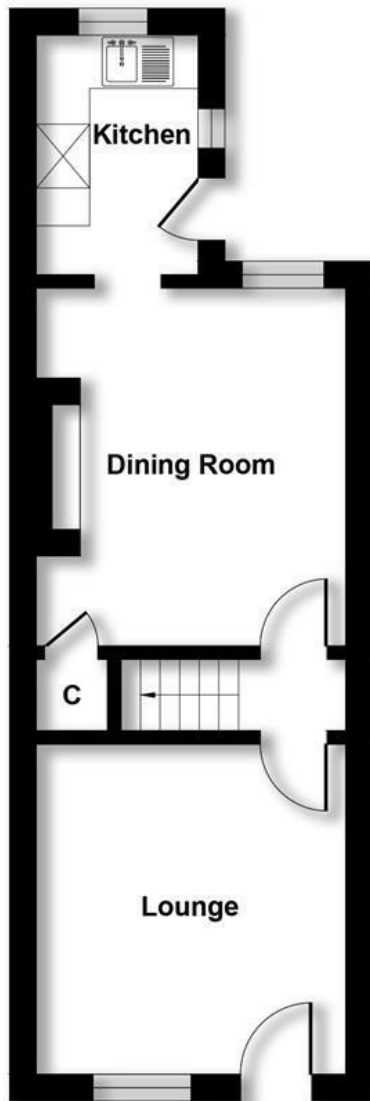
what3words ///grapevine.think.distract



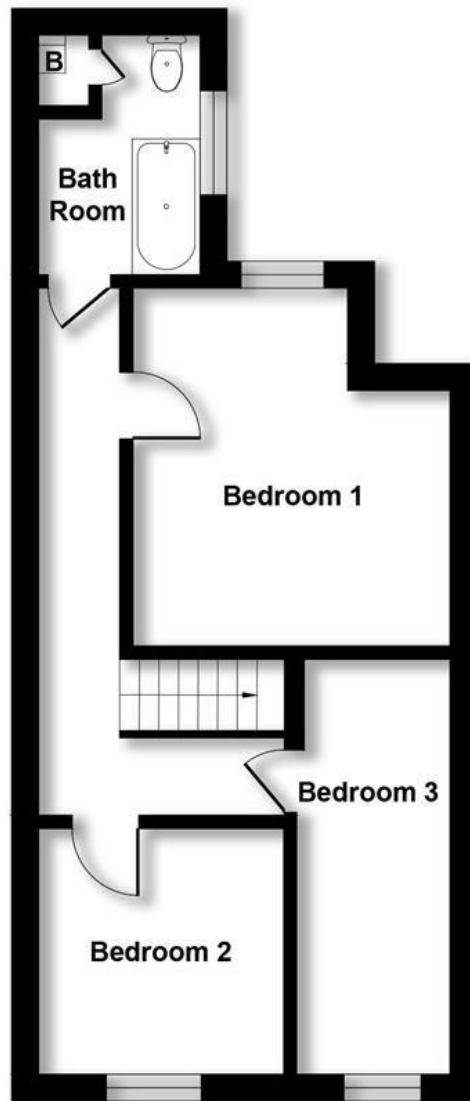
Sales: 01283 777100
Lettings: 01332 511000
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37 Derby Road

Approximate Gross Internal Area
861 sq ft - 80 sq m



GROUND FLOOR

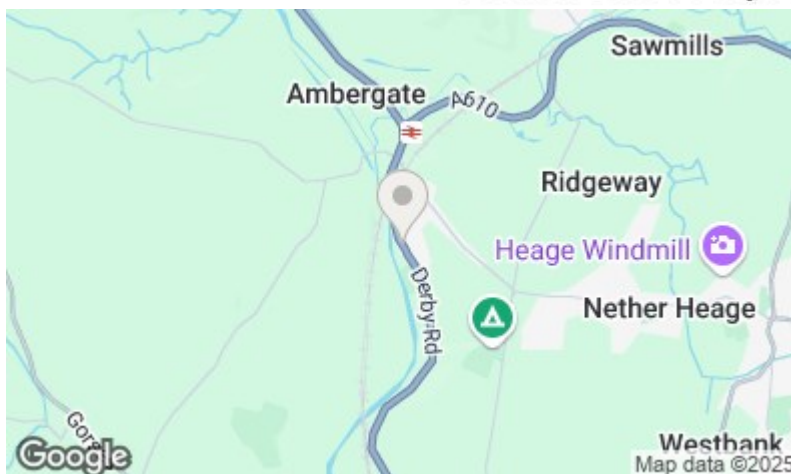


FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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SCOFFIELD
STONE

ESTATE AGENTS



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	70
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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