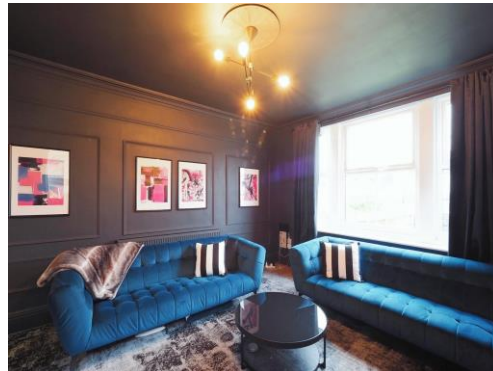




Clerebrae Spencer Road
Belper

Clerebrae Spencer Road Belper DE56 1JY

for sale
£315,000



Property Description

A property which must be viewed to truly appreciate the room sizes and presentation throughout. This period three bedroom semi-detached home is immaculately presented and is situated in a popular location of Belper, benefiting from having off road parking. In brief the accommodation comprises; entrance hall, two generous size reception rooms with high ceilings, a recently re-fitted kitchen and a ground floor cloakroom. To the first floor there are three bedrooms, a bathroom and access to the rear balcony where you can enjoy some alfresco dining. Externally there is a shared driveway to the side leading to the rear where there is off road parking and a lawned garden to the front. Call Burchell Edwards today to secure your viewing.

Rear Hallway

The property is accessed via door to the rear elevation into a small hallway where there is a radiator and door opening to the kitchen.

Kitchen

10' 5" x 7' 8" (3.17m x 2.34m)

having UPVC double glazed windows to the rear and side, space for a fridge freezer, four ring gas hob with cooker hood over, electric oven, plumbing for washing machine, inset sink and drainer units with mixer tap over, tiled splashbacks, LVT flooring and a range of matching wall and base units with work surfaces over.

Cloakroom

Having a low level W.C, pedestal wash hand basin and a radiator.

Inner Hall

Having spot lighting to the ceiling and doors opening to the lounge and dining room.

Lounge

15' 9" x 12' 8" Max (4.80m x 3.86m Max)

Being a spacious room with UPVC double glazed window to the front and side elevation, open fire and a radiator.

Dining Room

.12' 8" Max x 14' 9" Max (3.86m Max x 4.50m Max)

Having UPVC double glazed window to the side elevation, composite door to the side, coving to the ceiling, a radiator, door opening to the hall and access to stairwell.

First Floor Landing

Having UPVC double glazed door to the rear opening to a balcony perfect for alfresco dining, UPVC double glazed window to the rear and a radiator.

Bedroom One

12' 7" Max x 15' 9" (3.84m Max x 4.80m)

Having feature fireplace, UPVC double glazed window to the front and side elevation and a radiator.

Bedroom Two

11' 7" Plus recess x 12' 7" Max (3.53m Plus recess x 3.84m Max)

Having feature fireplace, loft access with pull down ladder (which is insulated and part boarded with light and power), a radiator, laminate flooring, UPVC double glazed window to the side.

Bedroom Three

10' 4" x 4' 9" (3.15m x 1.45m)

Having UPVC double glazed window to the front and a radiator.

Bathroom

Having a shower cubicle with mains fed shower over and fitted glazed shower screen, tiled flooring and splashbacks, low level W.C, wash hand basin with mixer tap over, heated towel rail and obscured UPVC double glazed window to the side.

Outside

Externally is a shared driveway leading to the rear providing off road parking for two vehicles.

To the front of the property is a lawned frontage with fenced boundaries.

To the rear is the balcony accessed from the landing with a boundary wall.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: E

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BEL206306 - 0002