



Queen Street
Belper



Queen Street Belper DE56 1NR

for sale guide price
£145,000



Property Description

Located in the heart of Belper, this charming two-bedroom, corner end terrace offers character, comfort and convenience just moments from the town centre. The property blends period charm with modern touches, including gas central heating, making it an ideal home for first-time buyers or those seeking a stylish, low-maintenance home.

The cosy lounge provides a welcoming space to relax, while the kitchen/diner is a real highlight - featuring a log burning stove and plenty of room for dining. Just off the kitchen is a useful utility area, adding practicality to everyday living. Upstairs you'll find two well-proportioned bedrooms and a modern bathroom finished to a contemporary standard.

With no garden to maintain, this property is perfect for those looking for an easy lifestyle within walking distance of Belper's shops, cafés, and transport links.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained

within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

12' Max x 11' 6" (3.66m Max x 3.51m)

Accessed via UPVC double glazed door to the front elevation with UPVC double glazed window to the front and side elevations, door to the stairs off to the first floor and door to kitchen.

Kitchen/ Diner

12' 2" x 13' 5" Max (3.71m x 4.09m Max)

Having a range of matching wall and base units with work surfaces over, inset one and a half bowl sink and drainer unit with chrome mixer tap over, integrated fan assisted oven with gas hob, central heating radiator, beamed ceiling, log burner stove with stone surround, tiled flooring, UPVC double glazed door and window to the side elevation

Utility Room

6' x 3' 3" (1.83m x 0.99m)

Having space for tumble dryer, extractor fan and additional pantry cupboard.

Pantry

2' 8" x 6' (0.81m x 1.83m)

Having glass panel leading to the kitchen and being a useful storage space.

First Floor Landing

Having UPVC double glazed window to the side elevation.

Bedroom One

13' 9" Max x 15' 7" (4.19m Max x 4.75m)

Having UPVC double glazed window to the side elevation and central heating radiator.

Bedroom Two

11' 7" x 6' 8" Max (3.53m x 2.03m Max)

Having UPVC double glazed window to the front elevation and over stairs storage cupboard housing the boiler.

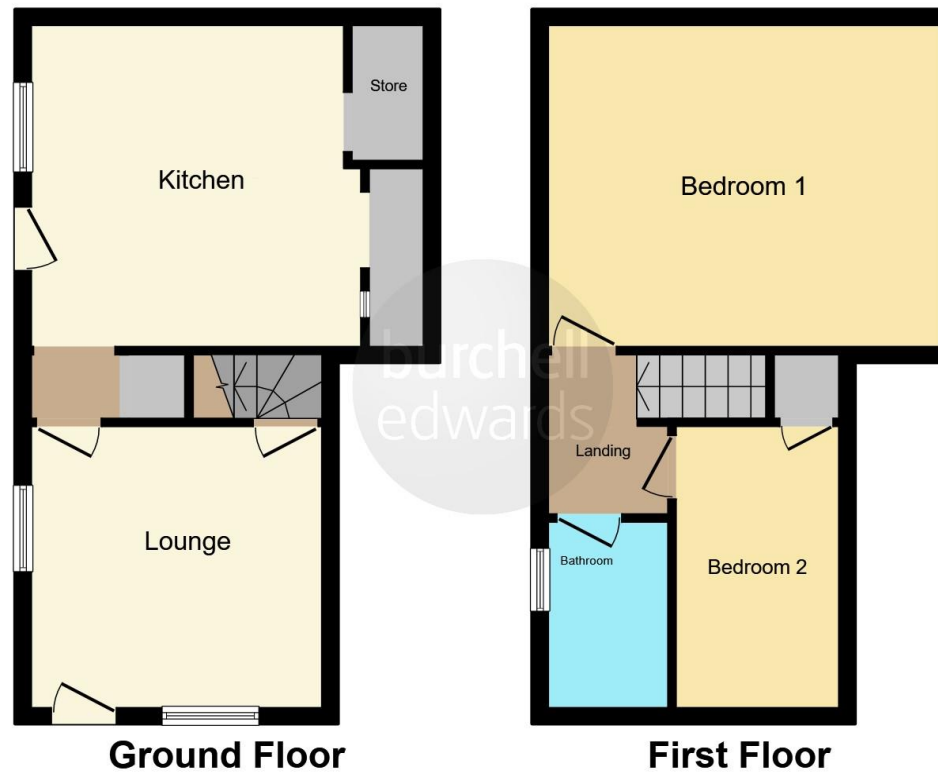
Bathroom

Having a panelled bath with chrome taps and shower head over with shower screen, pedestal wash hand basin with chrome mixer taps over and low level W.C, fully tiled, extractor fan and UPVC double glazed obscured window to the side elevation and central heating radiator.









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

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1-3 Bridge Street
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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