

for sale

£190,000



Nailers Way Belper DE56 0HT

****VIEWING ESSENTIAL **** This attractive starter home on the popular Whitemoor Estate offers a fitted kitchen, spacious lounge, conservatory, two bedrooms, and a family bathroom. Outside, it benefits from off-road parking, side access, and an enclosed rear garden with lawn, decking, and a secure shed.

Nailers Way Belper DE56 0HT

Entrance Hallway

UPVC double glazed door to the front elevation, wood effect flooring and door to;

Kitchen

9' 7" x 6' 8" (2.92m x 2.03m)

Fitted with a range of matching wall and base units along with roll top work surfaces incorporating a stainless steel sink and drainer unit and complementary tiled splashbacks. A fitted oven with cooker hood over and space along with plumbing for a washing machine, dishwasher and fridge freezer.

Lounge

15' x 12' 11" (4.57m x 3.94m)

Generous lounge and dining space with wooden effect flooring, radiator, under stairs storage cupboard and UPVC french doors and window to the rear elevation.

Conservatory

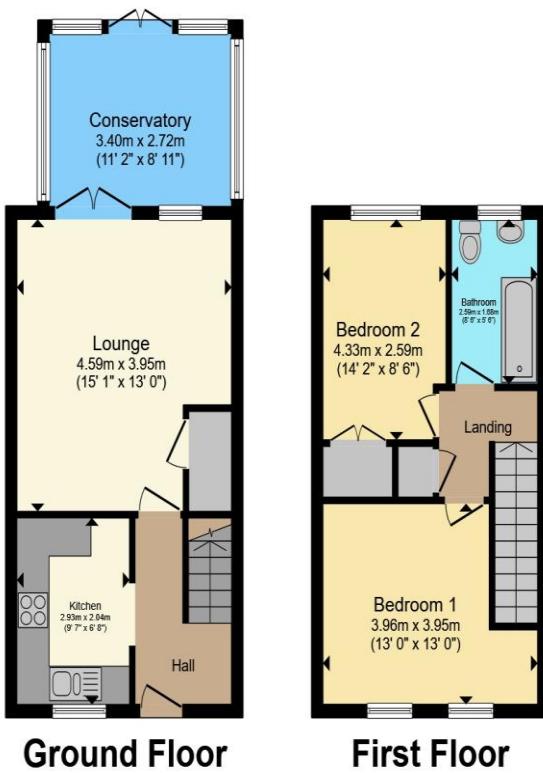
12' 6" x 9' 6" (3.81m x 2.90m)

UPVC double glazed conservatory with french doors to the rear elevation, wood effect flooring and electric heater.

First Floor Landing







Total floor area 70.9 m² (763 sq.ft.) approx

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.propertybox.io



To view this property please contact Hall & Benson on

T 01773 824232
E belper@hallandbenson.co.uk

2a King Street
 BELPER DE56 1PS

Property Ref: BPR102331 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: A

view this property online hallandbenson.co.uk/Property/BPR102331



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.

Hall & Benson 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.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk