



## 2 Bed House - Semi-Detached

34 Penn Street, Belper DE56 1GH

Offers Around £165,000 Freehold



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**Fletcher  
& Company**

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- Charming Brick Semi-Detached Cottage
- Requires Full Modernisation
- Set Well Back From Penn Street – Pleasant Position
- Lounge & Kitchen/Diner
- Two Bedrooms & Shower Room
- Garden & Brick Store
- Walking Distance to Belper Town Centre – Excellent Amenities (Bus/Train Service)
- Ideal for Builder/Holiday Home or First Time Buyer
- Looking For A Project ?
- Offers Good Potential – No Chain Involved

LOOKING FOR A PROJECT ? This charming semi-detached cottage presents a unique opportunity for those with a vision. The cottage, while in need of full modernisation throughout, holds immense potential for builders, holiday home enthusiasts, or first-time buyers eager to create their dream residence.

#### The Location

The property is close to the centre of Belper, which provides an excellent range of amenities including supermarkets, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities. Within the noted World Heritage Site. The village of Duffield is some three miles to the south and the City of Derby is eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately ten miles to the west.

For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.

#### Accommodation

##### Ground Floor

##### Lounge

11'11" x 11'11" (3.64 x 3.64)

With fireplace with gas fire, decorative beams to ceiling, sealed unit double glazed window and staircase leading to first floor.



### Kitchen Diner

11'7" x 7'11" (3.55 x 2.42)

With one and a half sink unit with mixer tap, cupboards, gas heater, sealed unit double glazed window, plumbing for automatic washing machine, gas point for cooker and worktop.



### Pantry

9'9" x 4'11" x 3'4" x 2'7" (2.98 x 1.52 x 1.03 x 0.79)

With quarry tiled flooring, window and shelving.

### First Floor Landing

2'9" x 2'6" (0.85 x 0.78)

### Bedroom One

11'11" x 11'10" (3.65 x 3.63)

With gas fire, cupboard giving access to the roof space, sealed unit double glazed window, far-reaching views to front and storage cupboards.



### Bedroom Two

10'7" x 7'10" (3.24 x 2.41)

With hot water cylinder and sealed unit double glazed window.



### Shower Room

5'5" x 4'5" (1.66 x 1.35)

With shower, pedestal wash hand basin, low level WC and sealed unit double glazed window.



### Garden

The garden is made-up as a vegetable garden with natural stone wall and pathways. Timber Shed.



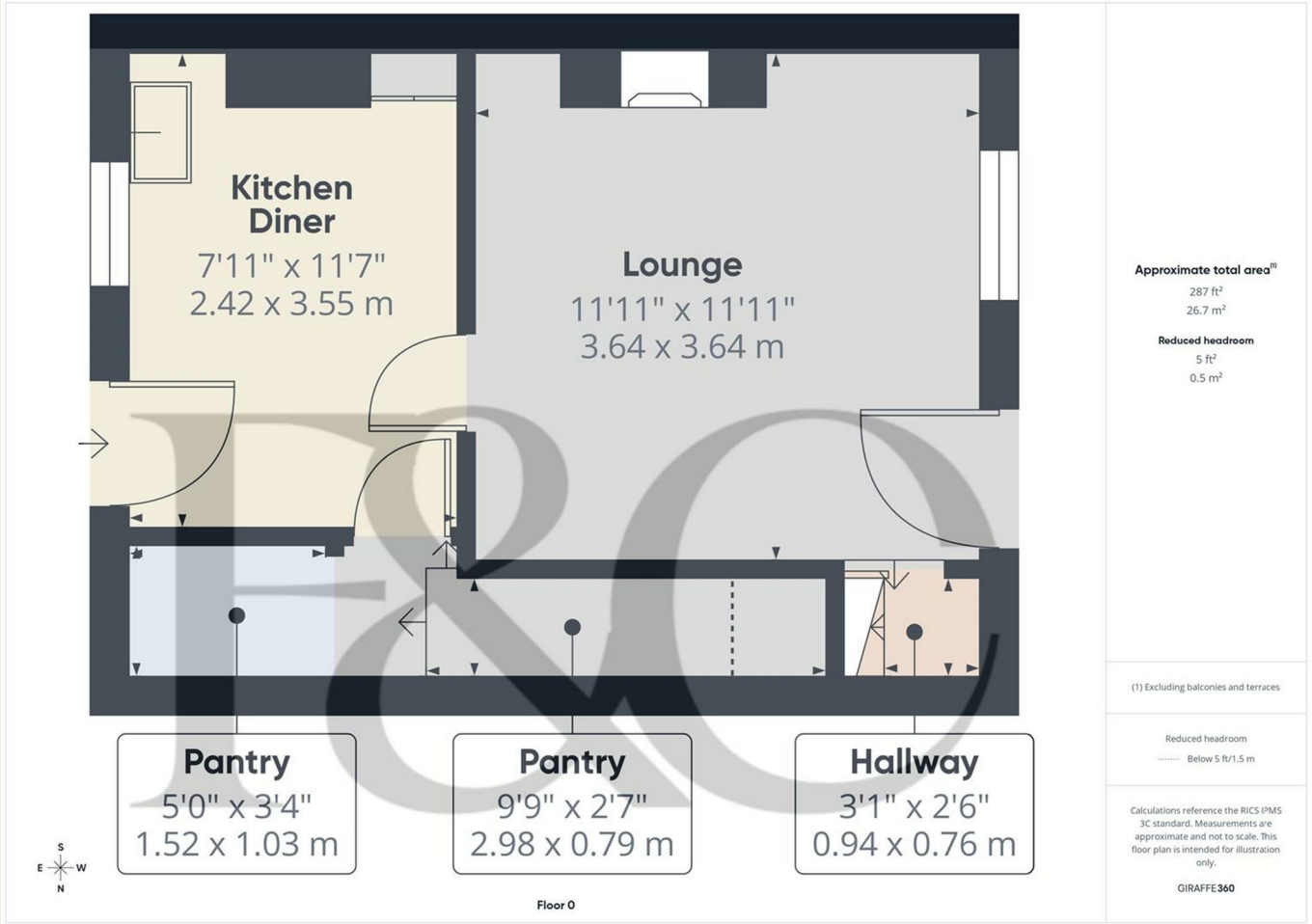
### Brick Store

With brown door.

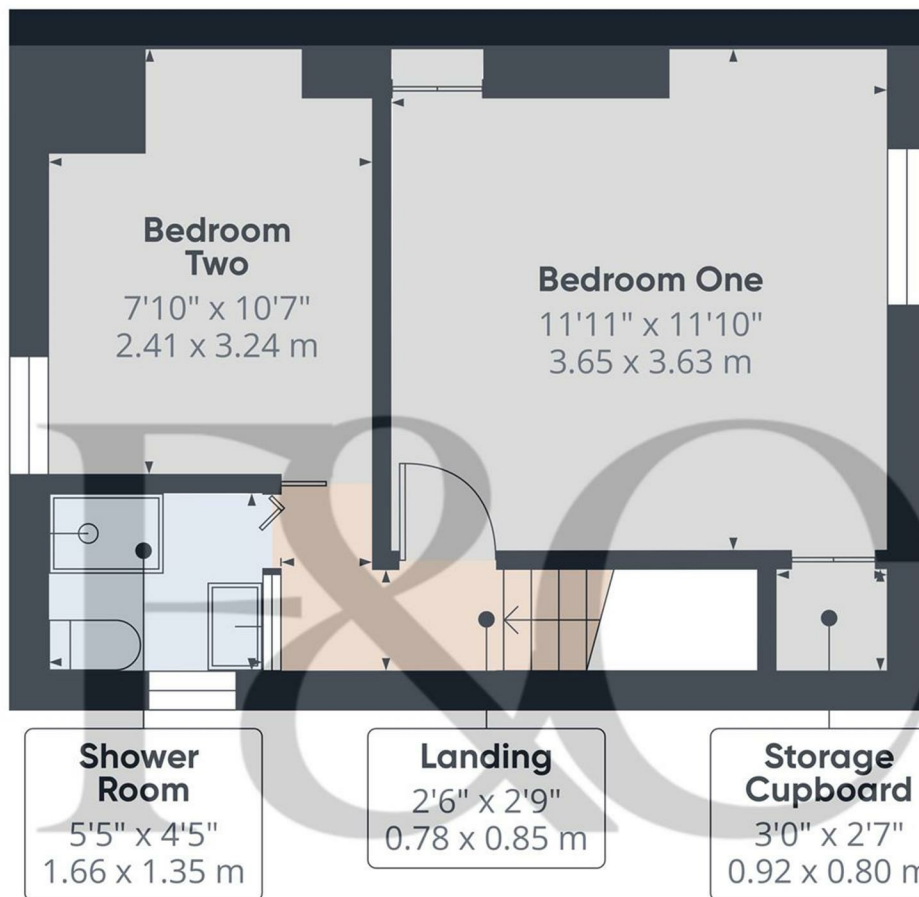




Council Tax Band - A  
Amber Valley



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Floor 1

Approximate total area<sup>iii</sup>  
265 ft<sup>2</sup>  
24.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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