



Marston Close  
Belper

burchell  
edwards

# Marston Close Belper DE56 1TP

for sale guide price  
**£130,000**



## Property Description

Offered for sale with a tenant in situ is this one bedroom mid-terrace property, providing straightforward and practical accommodation arranged over two floors.

The ground floor comprises an open plan living space incorporating lounge and kitchen areas, offering a simple and functional layout. To the first floor is a double bedroom and a bathroom.

Externally, the property benefits from driveway parking to the front, while to the rear is a good sized garden, a feature that continues to be attractive to tenants and owner occupiers alike.

Situated in a popular area of Belper with good access to local amenities, transport links and employment routes, the property represents a solid investment opportunity.

## Open Plan Kitchen/Living Area

Accessed via UPVC double glazed door to the front elevation with a UPVC double glazed window to the front elevation, central heating radiator.

To the kitchen area is a range of matching wall and base units with laminate work surfaces over and matching breakfast bar, stainless steel sink and drainer unit with mixer tap over, integral oven with four burning gas hob and extractor hood over, understairs store/ pantry cupboard housing a new boiler (fitted 2024), UPVC double glazed window and door to the rear elevation giving access into the garden and stairs rising to the first floor.

## First Floor Landing

Having Velux UPVC double glazed window to the rear elevation and a store cupboard.

## Bedroom One

Having UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes.

## Bathroom

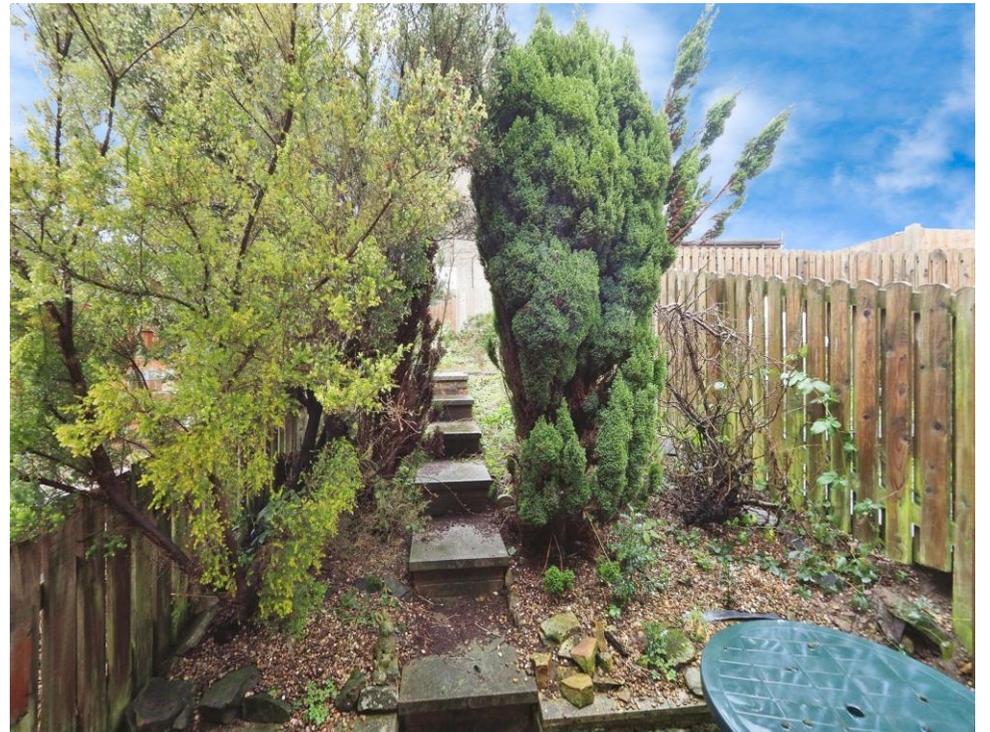
Having a three piece suite comprising of a panelled bath with shower head over, wash hand basin with chrome mixer tap over and low level W.C, fully tiled, velux UPVC double glazed window to the rear elevation, central heating radiator and extractor fan.

## Outside

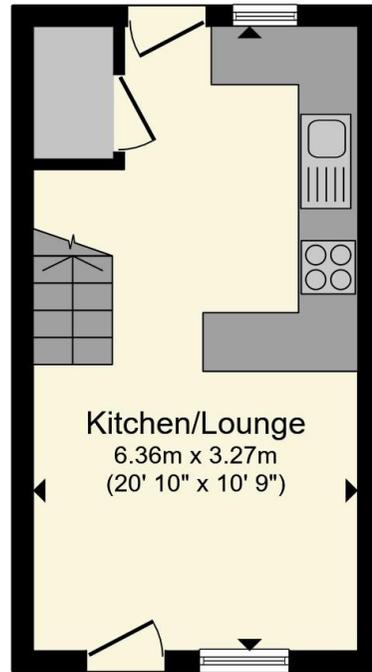
To the front of the property is a tarmacked driveway providing off road parking for one vehicle.

to the rear is a generous sized garden mainly paved patio with mature shrubs.

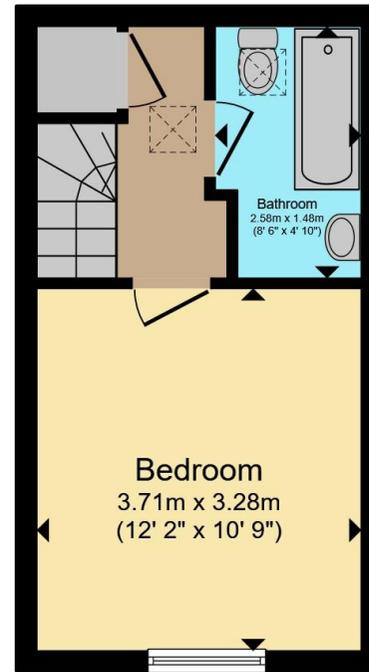








**Ground Floor**



**First Floor**

Total floor area 41.9 m<sup>2</sup> (451 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](http://www.propertybox.io)



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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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