



Derwentside Drive, Belper, DE56 1RD

welcome to

Derwentside Drive, Belper

- *** INTERNAL IMAGES COMING SOON***
- ****LEGAL FEES PAID UPTO £1300 + VAT****T&Cs apply
- Modern two-bedroom semi-detached home, approx. 18 months old
- Spacious lounge positioned to the front
- Stylish rear kitchen-diner with garden access

Tenure: Freehold EPC Rating: A
Council Tax Band: B

£224,500

****LEGAL FEES PAID****T&Cs apply

A modern 2-bed semi on Derwentside Drive, offering a bright lounge, stylish kitchen-diner, two double bedrooms and a family bathroom. With a lawned garden, patio, two parking spaces and an EV charger, it's an ideal contemporary home in a sought-after location.

legal Fees Paid T&c's

Lounge

15' MAX x 9' MAX (4.57m MAX x 2.74m MAX)

Kitchen

13' MAX x 9' MAX (3.96m MAX x 2.74m MAX)

Bedroom 1

11' MAX x 10' MAX (3.35m MAX x 3.05m MAX)

Bedroom 2

9' 1" MAX x 6' 1" MAX (2.77m MAX x 1.85m MAX)

Bathroom

6' MAX x 6' MAX (1.83m MAX x 1.83m MAX)



bagshaws residential
coming soon...

view this property online [bagshawsresidential.co.uk/Property/DBY121713](https://www.bagshawsresidential.co.uk/Property/DBY121713)



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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

DBY121713 - 0002

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)