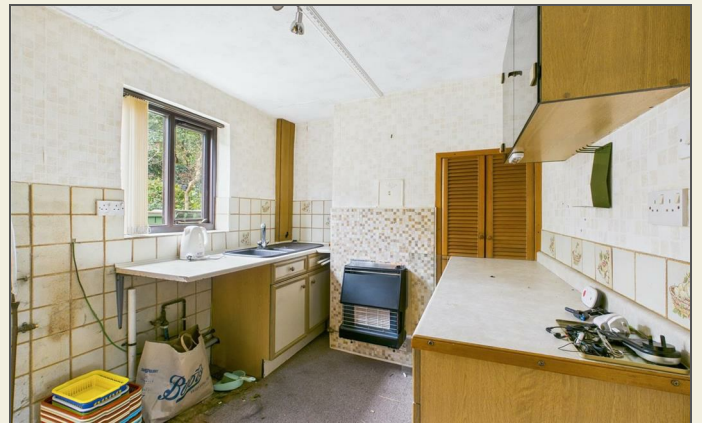




2 Bed House - Semi-Detached

34 Penn Street, Belper DE56 1GH

Offers Around £165,000 Freehold



2



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- 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.

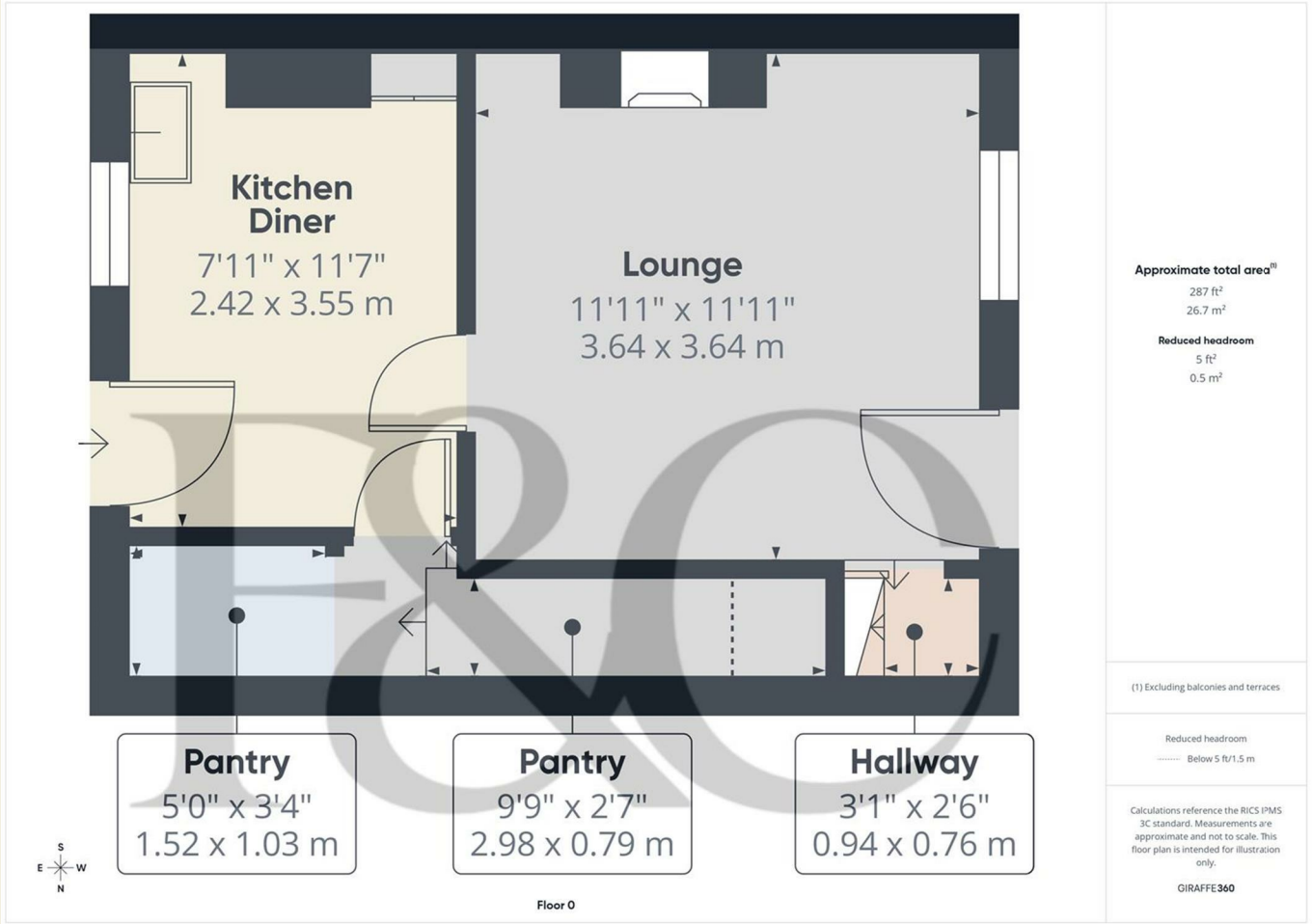


Brick Store

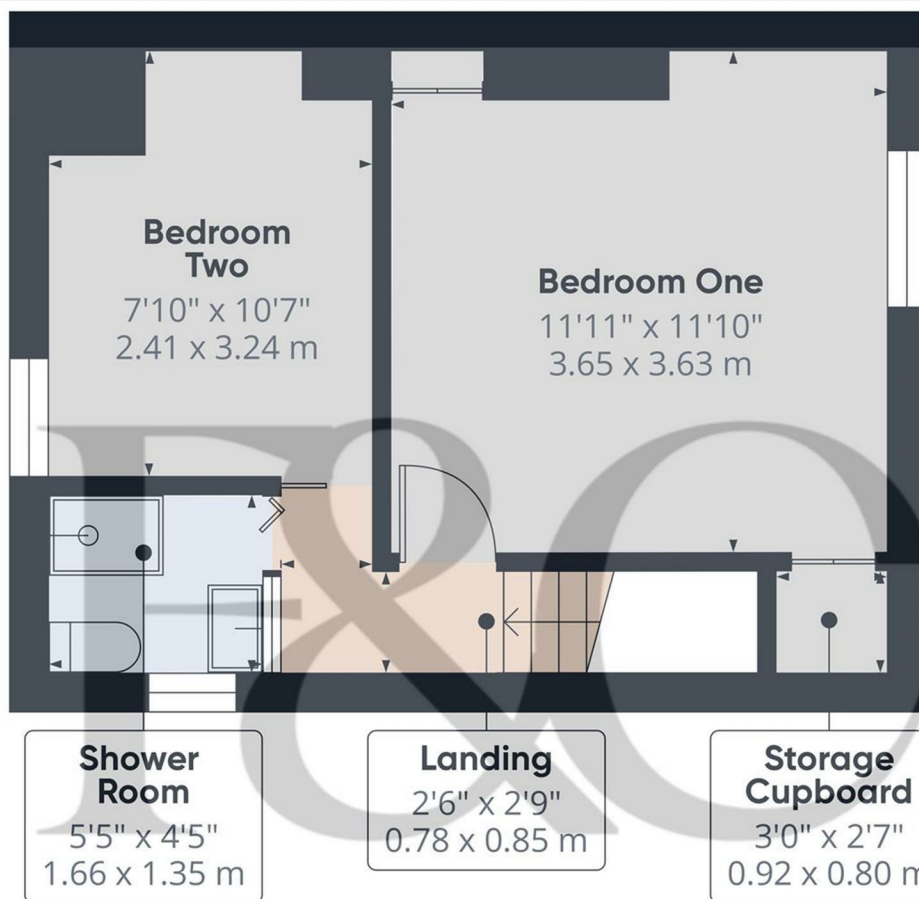
With brown door.



Council Tax Band - A
Amber Valley



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 1

Approximate total areaⁱⁱⁱ
265 ft²
24.6 m²

(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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	87
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

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