

for sale

£240,000



Church Street Holbrook Belper DE56 0TD

STUNNING character cottage full of charm situated in HOLBROOK VILLAGE offered with no upward chain. This stone built home is perfect for any buyers wanting a character property ready to move into or even a luxury air BnB/ second home. Call to arrange your viewing.

Church Street Holbrook Belper DE56 0TD

Entrance / Sun Room

Single glazed entrance porch with entrance door to the front elevation and entrance door to the property, tiled floor, seating area and ceiling light with motion censor which works on approach.

Lounge

13' 3" x 13' 3" (4.04m x 4.04m)

A great sized room with dual aspect windows to the front and side elevation, feature stone fireplace with a log burning stove, new wooden effect flooring and radiator .

Dining Room

9' 8" x 9' 2" (2.95m x 2.79m)

With a feature open cast iron fireplace and surround, wooden flooring, feature beams to the ceiling, inset built in cabinet and storage cupboard, timber stable door with access to the rear and internal door to the kitchen.

Kitchen

7' 4" x 7' 9" (2.24m x 2.36m)

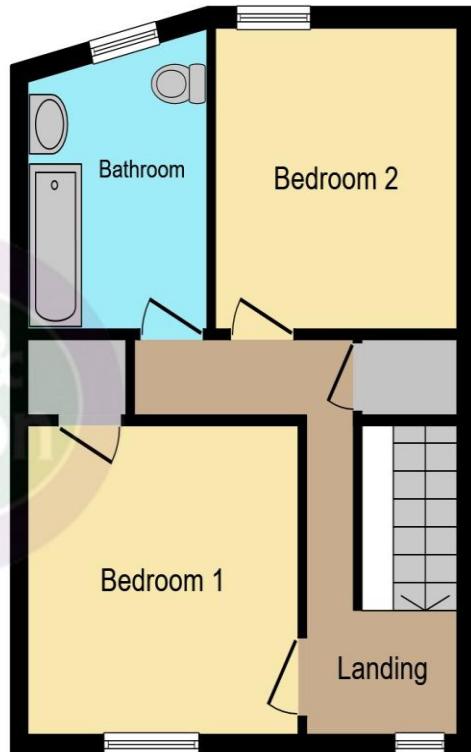
A beautifully presented brand new bespoke fitted kitchen with a range of units incorporating appliances including cooker, hob, extractor fan, dishwasher and fridge. Solid Oak work surfaces,







Ground Floor



First Floor

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.focalagent.com

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: BPR102039 - 0009

Tenure:Freehold EPC Rating: E

Council Tax Band: B

view this property online hallandbenson.co.uk/Property/BPR102039



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