

Holbrook Road

Belper, DE56 1PB



Lovely period terraced home beautifully presented throughout, featuring a cosy sitting room with a rustic fireplace, breakfast kitchen, ground floor bathroom and two double bedrooms as well as a useful loft room creating the perfect cosy retreat in this lovely part of Derbyshire.

£180,000

John German 

Entrance to the property is via a post box red composite door which opens into the living room featuring an exposed brick chimney breast with an inset gas log stove, radiator, decorative coving. A door leads to the inner hallway with stairs rising to the first floor.

The kitchen is fitted with a matching range of wall and base units with wood effect work surfaces over and matching upstands, ceramic one and a half sink and drainer unit with mixer tap over, radiator, electric hob and electric oven, understairs storage cupboard, door to the side elevation, ceiling spot lighting, space for a small breakfast table and access to the bathroom.

The spacious bathroom is fitted with a corner bath with electric shower over, low level W.C, pedestal washbasin, tiled splashbacks, chrome heated towel rail and vinyl flooring.

Stairs rise to the first floor landing having doors off leading to the bedrooms and door to a stairwell leading to the loft room.

The main bedroom overlooks the front elevation, radiator, laminate flooring and recess storage area.

Bedroom two overlooks the rear garden with vinyl flooring, storage cupboard and understairs storage.

Stairs lead to a loft room which has a sky light and eave storage makes a great hobby room or home office.

Outside:

There is a low maintenance fore garden with shared side access leading to the rear garden which is low maintenance with a paved seating area, shed and fenced boundaries.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: On street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Amber Valley Borough Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA24022026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Agents' Notes

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