



The Old Bike Shop 1a The Bridge
Milford BELPER

burchell
edwards

The Old Bike Shop 1a The Bridge Milford BELPER DE56 0RR

for sale
£165,000



Property Description

Occupying a prime position within the heart of the ever-popular village of Milford, this attractive Grade II Listed maisonette presents a rare opportunity to acquire a home full of charm and individuality.

The property is accessed via its own private entrance, with stairs rising to the first-floor accommodation. The well-proportioned layout comprises a fitted kitchen, a spacious lounge offering ample room for both living and dining furniture, two bedrooms and a modern shower room fitted with a contemporary suite.

Outside, the property enjoys the benefit of a private courtyard garden, providing an ideal space for relaxing, entertaining or enjoying al fresco dining during the warmer months. Further enhancing its appeal is a driveway providing off-road parking for one vehicle.

Situated within easy reach of Milford's local amenities, picturesque countryside walks and excellent transport links, this delightful maisonette offers a wonderful blend of character, convenience and village living. Early viewing is strongly recommended to fully appreciate all that this unique home has to offer.

Entrance Hallway

The property is accessed via a private entrance with a double glazed front door and stairs rising to the accommodation. The hallway has a central heating radiator and sash window to the front elevation.

Kitchen

Having a range of wall and base units with roll edge laminate work surfaces over and incorporating a stainless steel sink and drainer unit with chrome mixer tap, integrated fan assisted oven, tiled splashbacks, plumbing for washing machine, space for a fridge freezer, central heating radiator, wood effect flooring and sash window to the front elevation.

Inner Hallway

Having storage space.

Shower Room

Having a modern fitted white suite comprising of double width shower cubicle with mains fed chrome shower head over, pedestal wash hand basin with chrome taps over, low level W.C, sash window to the rear elevation, tiled walls and flooring, central heating radiator and cupboard housing the newly fitted boiler,

Lounge

Having sash windows to the front and side elevations and central heating radiator,

Bedroom One

Having central heating radiator and window to the rear elevation over looking the garden.

Bedroom Two

Having central heating radiator and window to the rear overlooking the garden.

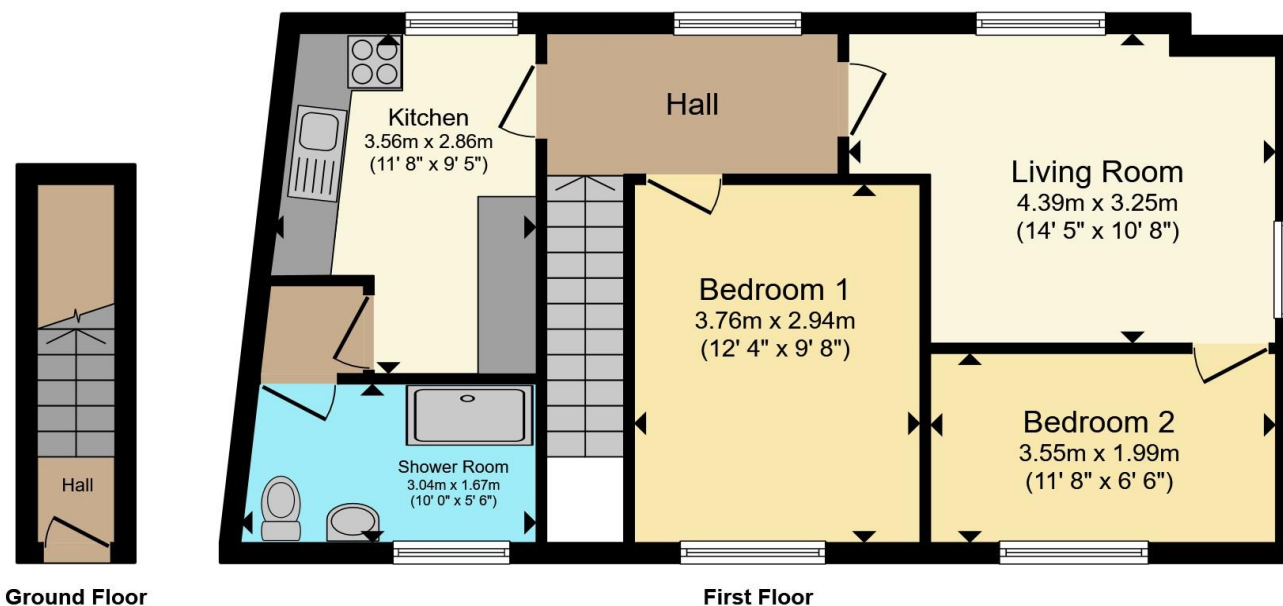
Outside

Externally, the property has a driveway providing off road parking for one vehicle with a paved patio area.









Total floor area 57.9 m² (623 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



To view this property please contact Burchell Edwards on

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: C Council Tax Band: A

Service Charge: 495.00 Ground Rent: 50.00

Tenure: Leasehold

check out more properties at burchelledwards.co.uk

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Burchell Edwards 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.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BEL206483 - 0002