



Over Lane
Belper

burchell
edwards

Over Lane Belper DE56 0HW

for sale guide price
£200,000



Property Description

**** GUIDE PRICE £200,000 - £205,000 **** Burchell Edwards are delighted to bring to the market this immaculately presented two bedroom home offered for sale with NO UPWARD CHAIN. The accommodation is situated in a popular residential location and benefits from having a driveway for two vehicles. Internally the property comprises, entrance hall, lounge, dining room with a feature fire place, a well-appointed kitchen and a rear porch. To the first floor there are two double bedrooms and a modern fitted four piece suite. There is a shared side entry and a pleasant enclosed garden to the rear. Viewings are strongly recommended.

Entrance Hallway

Having a UPVC door to the side elevation giving access to the entrance hallway having stairs off to the first floor, useful downstairs store cupboard, doors off to the living room and dining room.

Living Room

Having UPVC double glazed bay window to the front elevation, feature fireplace, exposed floorboards, central heating radiator.

Dining Room

Having feature fireplace, central heating radiator, UPVC double glazed window to the rear elevation, feature window opening to the kitchen, door giving access to: -

Kitchen

Having a range of matching base and wall units, stainless steel sink unit with mixer tap over, electric hob and oven with stainless steel extractor hood over, wood block work surfaces over, plumbing and space for automatic washing machine, central heating radiator, UPVC double glazed window to the rear elevation, tiled flooring, door to the side elevation leading to the: -

Side Porch

Having UPVC double glazed door to the rear elevation, tiled flooring.

First Floor Landing

Having loft access with pull down ladder, wood panelled doors off to bedrooms and family bathroom.

Bedroom One

Having UPVC double glazed window to the rear elevation with views over the garden, central heating radiator.

Bedroom Two

Having UPVC double glazed window to the front elevation, central heating radiator.

Family Bathroom

Having a modern well appointed refitted bathroom comprising free standing bath with mixer tap over, low level wc, wash hand basin with mixer tap over, mains fed separate shower cubicle, airing cupboard housing the boiler, wall mounted heated towel rail, tiled flooring, UPVC double glazed opaque window to the rear elevation, inset spotlights to the ceiling.

Outside

To the front of the property is a driveway providing off road parking for two vehicles, shared side access, gate leading to the rear of the property.

To the rear of the property is a generous sized garden mostly laid to lawn, having brick outbuilding for useful storage, a further brick outbuilding housing a low level wc and coalhouse, outside tap, shared fence boundaries.

Agent's Notes

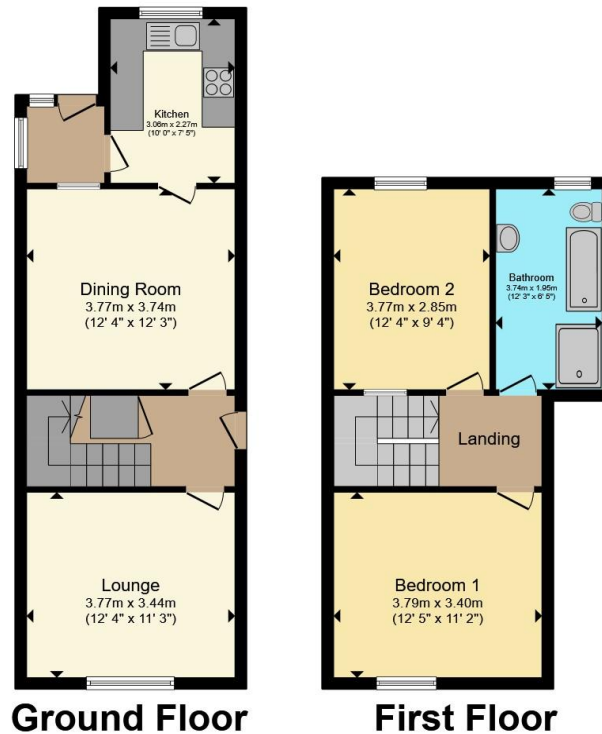
Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Please note that the current EPC is dated prior to improvements being carried out at the property. A number of works have since been undertaken to improve the property's energy efficiency. A new EPC has been commissioned and will be available shortly.









Total floor area 82.7 m² (891 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

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1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: F Council Tax
 Band: A

Tenure: Freehold

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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.

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