



Holbrook Road
Belper

burchell
edwards



Property Description

Situated close to Belper town centre is this two bedroom renovation project offered for sale with NO UPWARD CHAIN. The accommodation benefits from a generously sized and private garden to the rear, gated off-road parking for at least two vehicles and a detached garage. Internally, the accommodation comprises to the ground floor; A lounge opening on to the dining room, a spacious kitchen and utility area. To the first floor are two well-proportioned bedrooms, with a nursery/ potential third bedroom accessed from bedroom two and family bathroom.

Lounge

Having coving, ceiling rose, feature fireplace, UPVC double glazed window to the front elevation, picture rail and double doors opening into the dining room.

Dining Room

Having double glazed window to the front and base units.

Inner Hall

Having stairs down and stairs off to the first floor.

Kitchen

Having base units with work surface over, one and a half bowl ceramic sink and drainer with mixer tap, double glazed windows to the rear and side elevations, coving to the ceiling, tiled flooring, a radiator, latch door to utility area and understairs storage.

Utility Area

Having door to the rear, boiler and plumbing for washing machine.

First Floor Landing

Having doors off leading to the bedrooms and bathroom.

Bedroom One

Having windows to both side elevations, a radiator and wood panelled door to over stairs storage.

Bedroom Two

Having UPVC double glazed window to the front elevation, a radiator and access to the nursery/ potential third bedroom.

Nursery/ Potential Bedroom

Having UPVC double glazed window to the front, a radiator and picture rail.

Bathroom

Having UPVC double glazed obscured window to the rear elevation, a bath, wash hand basin, low level W.C, a radiator.

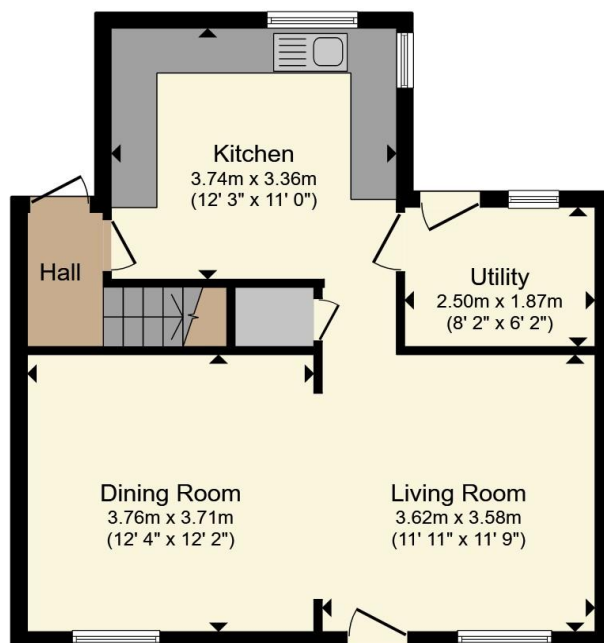
Outside

Externally, there is a driveway to the side of the property, providing ample parking for at least two vehicles and access to the detached garage. The rear garden is a particular feature of the property, being fully enclosed, generously sized and laid mainly to lawn. There is also an additional rubble area to the side of the driveway, previously used for additional off-road parking.

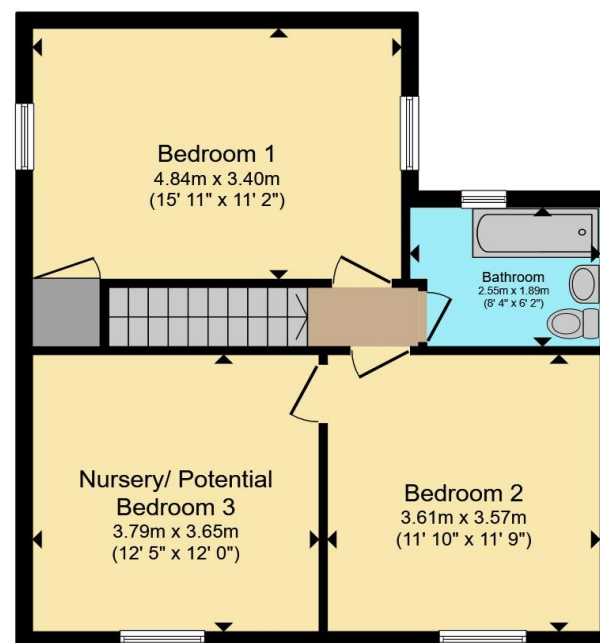








Ground Floor



First Floor

Total floor area 104.9 m² (1,130 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
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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

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