



82a Nottingham Road, Belper

Belper



Offers in Region of £170,000





82a Nottingham Road

Belper, Belper

Tucked away location, charming two bedroom cottage enjoys views to the front. Gardens to front and rear, cosy lounge with multi fuel stove, cottage kitchen, in a highly sought after location. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Secluded spot
- Two bedrooms
- Ideal first time buyer or investment property
- No upward chain
- Elevated position



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Lounge

12' 2" x 11' 9" (3.70m x 3.59m)

Cosy living room with a beautiful stone fireplace and log burner, creating a real focal point. Bright, with UPVC window to the front elevation, well-proportioned space with neutral décor and wood-effect vinyl flooring.

Kitchen

10' 9" x 6' 0" (3.27m x 1.84m)

Charming cottage style kitchen featuring exposed stonework, wooden worktops and tiled splashbacks. Fitted with wall and base units, inset sink with mixer tap, and space for a freestanding oven, washing machine and fridge freezer. There is also a wall mounted panel heater. Dual aspect windows provide natural light, with access to the rear garden.

WC

Located off the kitchen there is a useful additional WC.

1st floor Landing

UPVC window to the rear elevation, the landing provides access to the 1st floor accommodation and also to the stairs to the 2nd floor.

Bathroom

4' 2" x 5' 4" (1.27m x 1.63m)

Charming bathroom featuring a white three-piece suite including pedestal wash basin, low flush WC and freestanding bath with shower over. Finished with splashback tiling, ceramic tiled flooring and a heated towel rail.

Bedroom 2

7' 10" x 6' 9" (2.40m x 2.06m)

A well-presented bedroom featuring a charming fireplace and views over rooftops towards open fields beyond. Light and airy with a UPVC window, creating a comfortable and peaceful space.

Main bedroom

15' 0" x 12' 10" (4.58m x 3.90m)

A spacious top floor bedroom enjoying elevated views to the front and beyond. Light and airy with a front





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GARDEN

Set in an elevated position, the property is accessed via steps from Nottingham Road, tucked between two properties. The garden offers a lawned area and raised decking, perfect for al fresco dining.

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Tiered rear garden accessed via steps, ideal for creating a homegrown vegetable patch or landscaped garden area.





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