



2 Bed House - Townhouse

7 Station Approach, Duffield, Belper DE56 4HP

Offers Over £200,000 Freehold



Fletcher
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- Townhouse Property - Ideal for Investor or First Time Buyer
- Ecclesbourne School Catchment Area
- Close Proximity to Local Shops, Bus Stop & Railway Services
- Lounge/Dining Room & Kitchen
- Two Double Bedrooms & Bathroom
- Car Parking
- Integral Garage & Utility
- No Chain Involved
- Requires Cosmetic Work & General Improvements
- Quick Access on to the A6 - Easy Access to Belper, Matlock & Derby

This two bedroom townhouse with garage presents an excellent opportunity for both investors and first-time buyers.

The property benefits from car parking and an integral garage adding convenience, providing secure parking and additional storage options.

While the townhouse itself requires some modernisation, including cosmetic updates, carpeting, and decoration, this presents a unique chance for the new owner to personalise the space to their taste.

The absence of a chain simplifies the purchasing process, allowing for a smoother transition into your new home.

Situated in the picturesque town of Duffield, this property is well-placed to enjoy local amenities and the beautiful Derbyshire countryside.

The Location

The village of Duffield is situated approximately 5 miles north along the main A6 arterial road and the village in turn has an excellent range of local shops, public houses, restaurants, supermarket, tennis and squash club, Chevin golf club, recreational facilities including the Eyes Meadow Nature reserve. Local primary schools include William Gilbert Endowed School, Meadows Primary School and the well-known Ecclesbourne Secondary School. Duffield is also positioned along the East Midlands Mainline and is within easy reach of famous attractions such as Chatsworth House and the historic spa town of Matlock.

Accommodation

Ground Floor

Entrance Hall

7'2" x 6'4" (2.19 x 1.95)

With panelled entrance door, radiator, staircase leading to first floor and integral door giving access to garage.



Understairs Storage

7'6" x 2'8" (2.29 x 0.83)

With matching tile flooring and shelving.

Utility Room

8'8" x 5'3" (2.66 x 1.61)

With single stainless steel sink unit with hot and cold tap, plumbing for automatic washing machine, tiled flooring and central heating boiler.



First Floor Landing

14'0" x 6'5" (4.28 x 1.97)

With radiator, double glazed window to front and staircase leading to second floor.



Lounge/Dining Room

13'3" x 12'0" (4.05 x 3.66)

With fireplace, radiator and double glazed sliding patio doors with Juliette style balcony to rear.



Kitchen

14'0" x 5'4" (4.28 x 1.65)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in four ring gas hob, built-in electric fan assisted oven, integrated fridge, radiator and double glazed window to front.



Second Floor Landing

6'11" x 3'3" (2.12 x 1.01)

With cupboard and access to roof space.

Double Bedroom One

12'1" x 11'7" (3.69 x 3.54)

With radiator and double glazed window to rear.



Double Bedroom Two

8'10" x 8'7" (2.71 x 2.64)

With built-in storage cupboards, radiator and two double glazed windows to front.



Bathroom

7'0" x 5'6" (2.14 x 1.70)

With bath and shower, pedestal wash handbasin, low level WC, tile splashbacks and radiator.



Car Parking

In front of the garage is a car parking space.

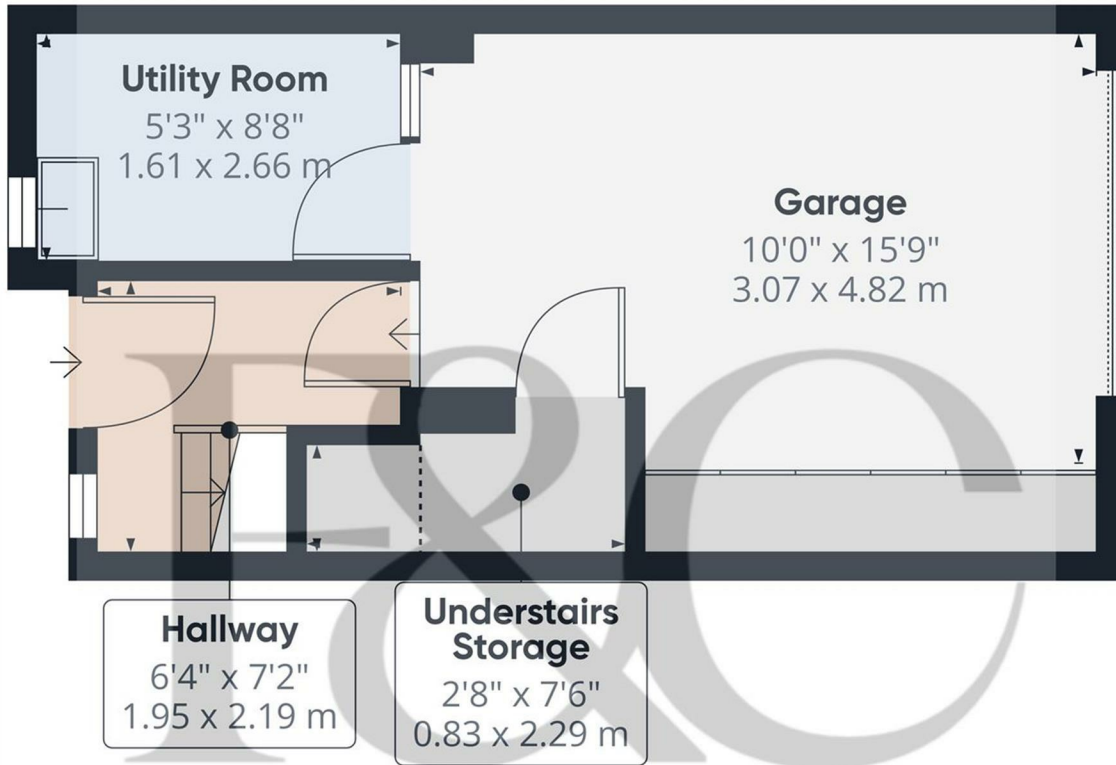
Integral Garage

15'9" x 10'0" (4.82 x 3.07)

With tile flooring, built-in storage cupboards and up and over front door.



Council Tax Band C



Floor 0

Approximate total area⁽¹⁾

282 ft²
26.2 m²

Reduced headroom

7 ft²
0.7 m²

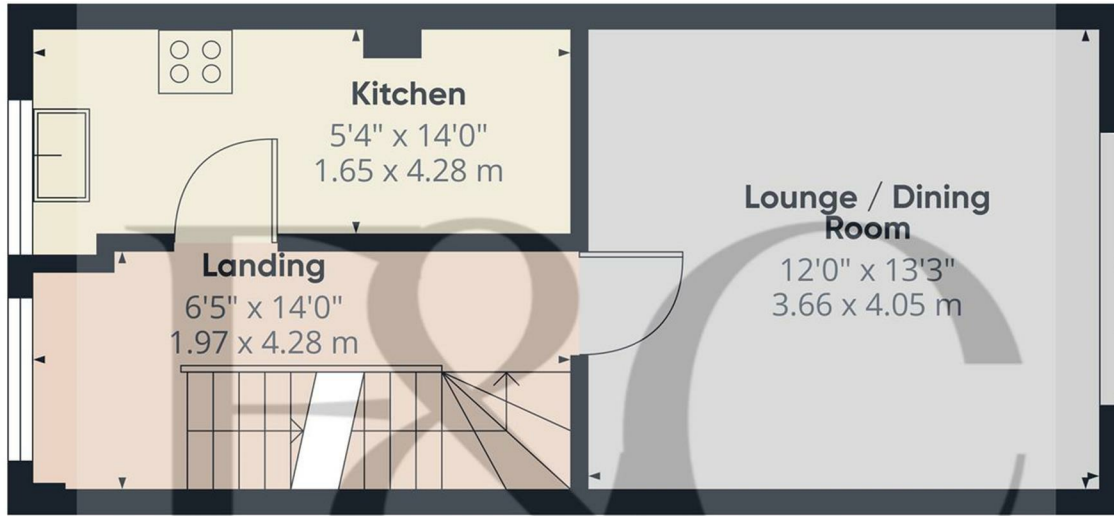
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
300 ft²
27.9 m²

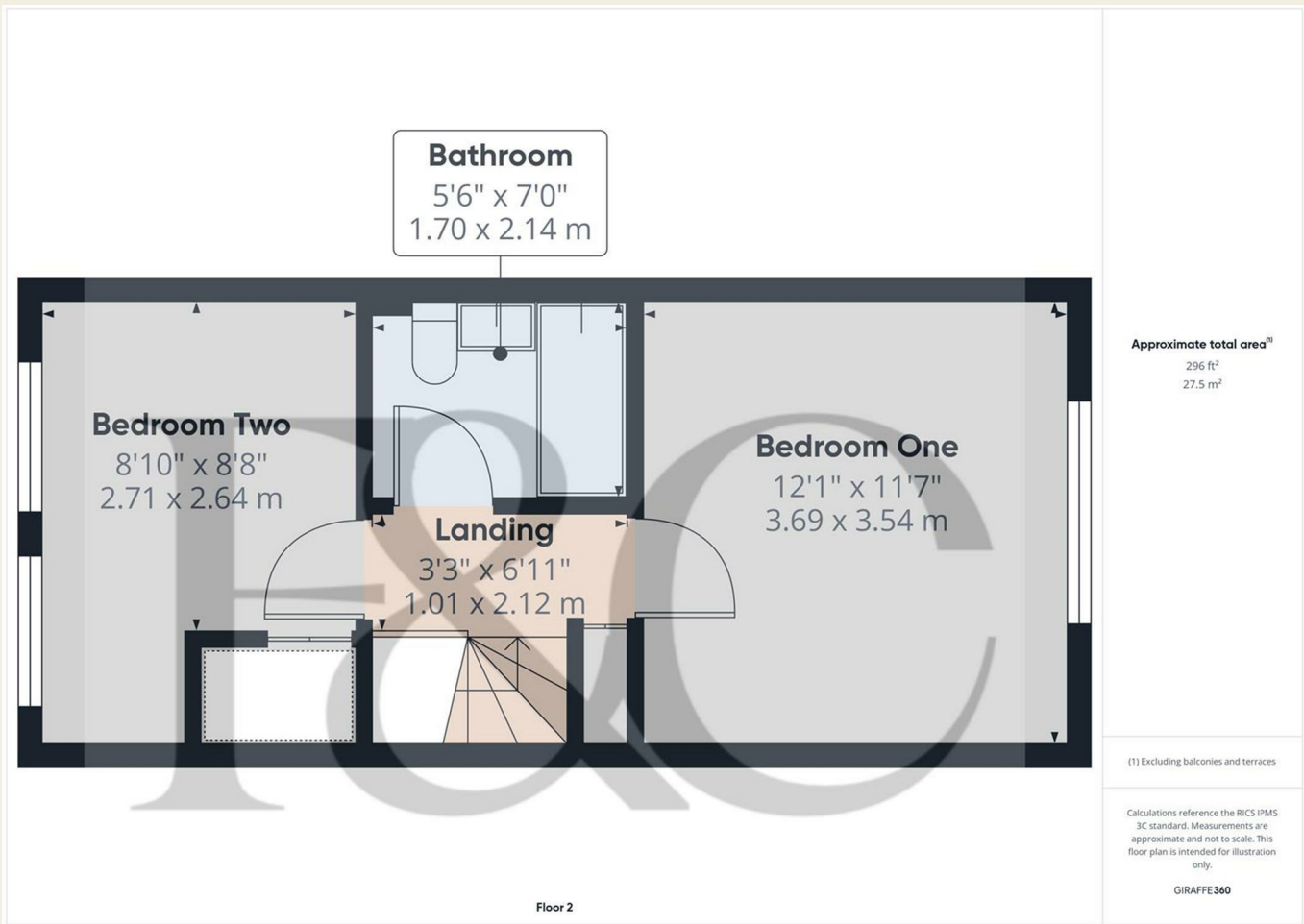
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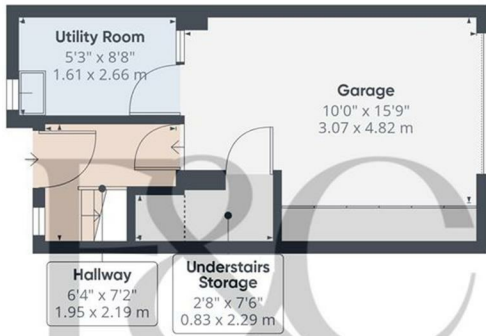
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Floor 1

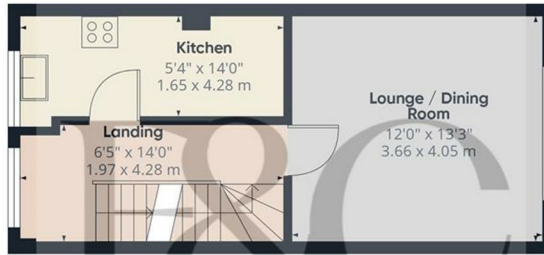
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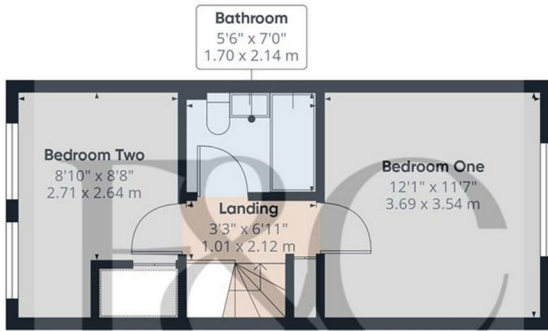
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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

878 ft²
81.6 m²

Reduced headroom

7 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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