



£180,000

Brampton Court, Belper DE56 0EJ

| 2 Bedrooms | 1 Bathroom

01773 820983

DERBYSHIRE  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LETS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)







# Step Inside

---

## Key Features

- Modern End Town House
- 2 Bedrooms, 1 Reception Room
- No Chain Involved
- Quiet Cul De Sac Position
- Ideal First Home
- Gardens To The Front, Side & Rear Aspects
- COUNCIL TAX BAND A
- Parking for 2 cars

## Property Description

Offered with no chain is this modern two bedroom end terraced property located within a quiet cul-de-sac position.

## Main Particulars

Offered with no chain is this well presented two bedroom end terraced modern home located in quiet cul-de-sac. The property briefly comprises of:- entrance hall, kitchen, lounge. To the first floor a landing provides access to 2 bedrooms and bathroom. The properties located on a corner plot position and benefits from front side and rear gardens with two off-road private parking spaces. The current owner has had a new boiler fitted and also cavity wall insulation.

### Entrance Hall

1.97m x 1.01m (6' 6" x 3' 4") Entered via double glazed sealed unit door from the front elevation, wood floor covering, wall mounted radiator and decorative coving to ceiling.

### Kitchen

2.53m x 2.37m (8' 4" x 7' 9") Mainly comprising of a range of wall and base mounted matching units with wood effect work surfaces incorporating a one and a half bowl sink drainer unit with mixer taps. Undercounter space and plumbing for washing machine, space for fridge/freezer, integrated electric oven, four ring gas hob with stainless steel extractor canopy. Tiled effect vinyl floor covering, double glazed window to the front elevation and decorative coving to ceiling.

### Living Room

4.59m x 3.54m (15' 1" x 11' 7") With the continuation of the wood floor covering from the entrance hall, wall mounted radiator, TV point, staircase to the 1st floor landing with useful under stairs storage alcove and double glazed window and door to the rear elevation.

### Landing

0.85m x 0.85m (2' 9" x 2' 9") Accessed via the living room with ceiling mounted loft access point and internal doors accessing both bedrooms and bathroom.

### Bedroom 1

3.69m x 3.55m (12' 1" x 11' 8") With double glazed window to the front elevation, wall mounted radiator and TV point.

### Bedroom 2

3.52m x 1.72m (11' 7" x 5' 8") With double glazed window to the rear elevation and wall mounted radiator.

### Bathroom

2.58m x 1.77m (8' 6" x 5' 10") Comprising of a three-piece suite to include WC, pedestal wash hand basin and panelled bath with mains fed shower and attachment over with complimentary glass shower screen. Tiling walls, double glazed obscured window, wall mounted extractor fan, wood floor covering, wall mounted radiator and linen

storage cupboard housing the gas combination boiler.

#### Outside

To the front elevation are two parking spaces and lawn frontage. The side garden is mainly laid to lawn with timber shed and the rear garden also offers a lawn new paved patio all enclosed by timber fence boundaries.

#### Additional Information

The property has the potential to extend to side or rear elevations (subject planning permission).

#### Disclaimer

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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Image not found

Telephone: 01773 820983

 **DERBYSHIRE**  
PROPERTIES  
= RAMPOL DETERMINED =

---

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)