



£199,950

Spencer Road, Belper DE56 1JW

Terraced House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Mid Terraced House
- 2 Bedrooms & 1 Reception Room
- Ground Floor Bathroom & Separate WC
- Rear Garden
- Kitchen/Diner
- Ideal First Time Buy
- Easy Access To Belper Town Centre
- Viewing Recommended
- Council Tax Band A

## Property Description

Calling all first-time buyers and those looking to potentially downsize to this spacious two bedroom Victorian mid terraced located within easy reach of Belper town centre.

## Main Particulars

Derbyshire Properties are pleased to present this spacious Victorian mid-terrace home, ideally located within easy reach of Belper town centre.

The accommodation briefly comprises a welcoming living room, a well-proportioned kitchen/dining room, and a ground floor bathroom. To the first floor, the landing provides access to two good-sized bedrooms and a convenient upstairs WC. Externally, the property benefits from a low-maintenance rear garden with a useful outbuilding—ideal for storage or a small workshop.

We believe this charming home will appeal particularly to first-time buyers and those looking to downsize.

### Living Room

With double glazed window and door to the front elevation. TV point, decorative coving, wall, lighting, wall mounted radiator, and wood floor covering. The focal point of the room is a stainless steel electric fire decorative surround, backdrop, and hearth Inner hall-located between the living room and kitchen with staircase to 1st floor landing

### Inner Hallway

With Staircase to the first floor landing and internal door leading to the kitchen/diner.

### Kitchen/Diner

Comprising of a range of wall and base mounted matching units incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps. Under counter space and plumbing for washing machine and fridge. Space for gas cooker point, tiled floor covering, under stairs storage cupboard, wall mounted radiator, double glaze door to the rear elevation and internal door provides access to:-

### Ground Floor Bathroom

Comprising of a three-piece suite to include WC, pedestal wash hand basin and panelled bath with mains fed shower at attachment over. Complementary glass shower screen, wall mounted extractor fan, double glazed obscured window, wall mounted heated towel rail, cupboard housing gas combination boiler.

### First Floor

#### Landing

Accessed from the inner hallway with doors leading to both bedrooms and upstairs WC.

#### Bedroom 1

Double glazed window to the front elevation, wall mounted radiator, decorative coving and fitted bedroom furniture.

#### Bedroom 2

Double glazed window to the rear elevation, wall mounted electric panel heater and over stair storage cupboard.

#### WC

With modern WC with attached vanity unit with inset sink with mixer taps.

#### Outside

The garden is located to the rear of the property and has a concrete base housing a greenhouse, artificial lawn with timber fence boundaries, garden shed and brick outbuilding providing useful secure storage.

#### 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.
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- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
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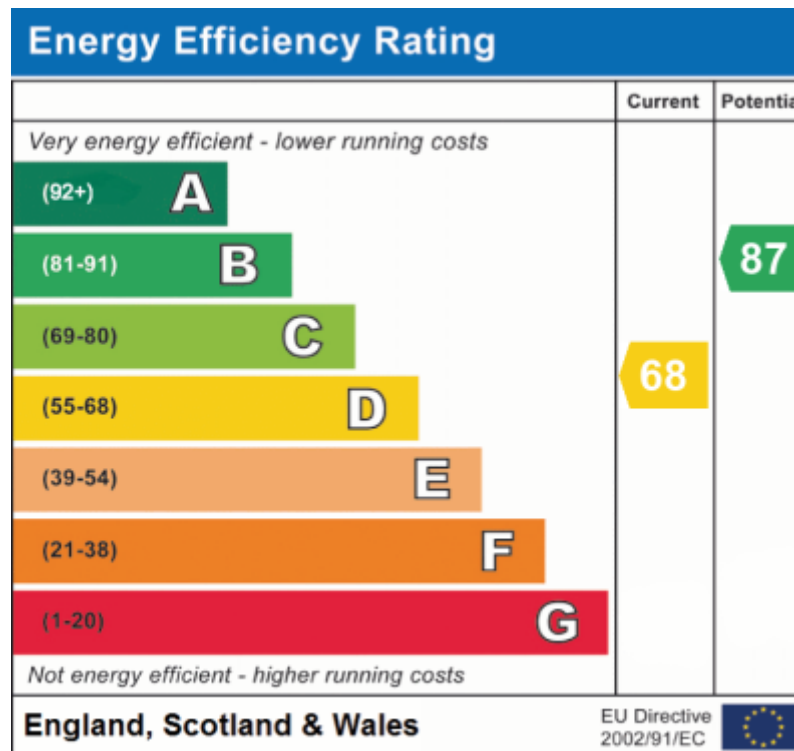






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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