



£260,000

Marsh Lane, Belper DE56 1GS

Terraced House | 2 Bedrooms | 1 Bathroom

01773 820983

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# Step Inside

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## Key Features

- Two Bedrooms plus Loft Room
- Close to Belper Town Centre
- Stunning large private Garden
- Modern Kitchen & Bathroom
- Additional Study/Office to ground floor
- Extended Accommodation With Viewing Recommended
- Council Tax Band A
- Perfect for First Time Buyers

## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this two bedroom property within walking distance of Belper town centre. Wonderfully combining tradition and modernity, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this two bedroom property within walking distance of Belper town centre. Wonderfully combining tradition and modernity, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Lounge, Kitchen, Dining Area and Study space to the ground floor, two double Bedrooms and the family bathroom to the first floor with further loft room above.

Externally, the property boasts wonderful rear enclosed garden which includes several areas perfect for hosting or relaxing, whether it be the entertaining patio, perfect for al Fresco dining off the kitchen or the private seating area/firepit to the foot of the garden. The entire space is full of mature plants and shrubbery whilst being secured by timber fencing throughout making it ideal for those with pets and young children.






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

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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