



£210,000

Campbell Street, BELPER DE56 1AP

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Semi Detached Home
- Walking Distance Into Belper Town
- Off road parking
- Previously granted planning permission for rear extension
- Walking Distance to Belper Train Station
- Courtyard Garden

## Property Description

Derbyshire Properties are pleased to present this fantastic two bedroom home. Situated in walking distance to Belper town centre, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

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Internally, the property briefly comprises; Dining Kitchen and Lounge to the ground floor with two Bedrooms and Bathroom to the first floor.

Externally, the property benefits from corner plot position with off street parking alongside a stunning private courtyard which has previously had planning permission for an extension but currently houses summer house and further garden shed with impressive storage capacity.

### Dining Kitchen

Featuring a range of base cupboards and eye level units with complimentary worktops over and integrated gas oven and gas hob. There is further space for freestanding units and dining table. Double glazed windows feature to the side and rear elevation whilst tiled flooring and wall mounted radiator complete the space.

### Lounge

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Stairs rising to first floor.

### Bedroom One

With double glazed window to front elevation, wall mounted radiator and wooden flooring. Over stairs cupboard provides valuable storage capacity.

### Bedroom Two

With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

### Bathroom

A tiled three piece suite including; Bath with shower screen and attachment, vanity handwash basin and low level WC. Double glazed windows feature to side and rear elevation whilst wall mounted radiator and wall mounted extractor unit complete the space.

### Outside

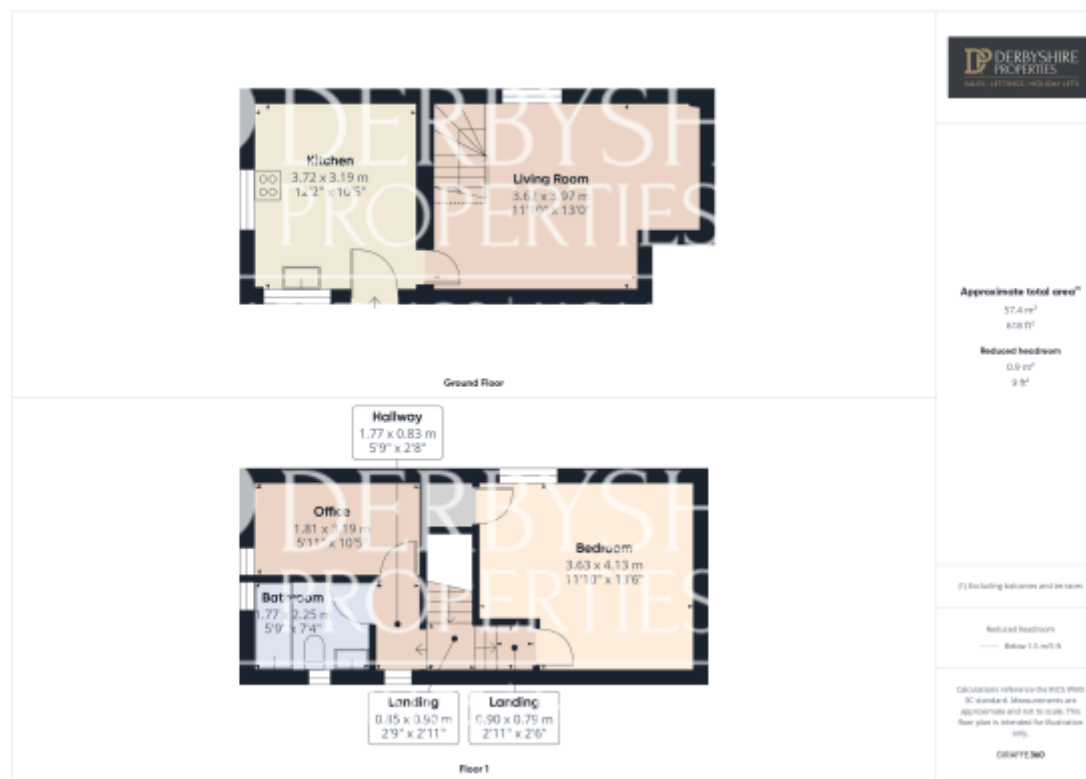
Externally, the property benefits from corner plot position with off street parking for several vehicles alongside stunning private courtyard which has previously had planning permission for an extension but currently houses summer house and further garden shed with impressive storage capacity.

### 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.





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

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