



£165,000

Cheapside, Belper DE56 1FY

Cottage | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Double Fronted Stone Cottage
- 2 Bedrooms
- Kitchen
- No Chain
- Central Belper
- Courtyard Garden
- Competitively Priced
- Council Tax Band A

## Property Description

An opportunity to acquire this charming two-bedroom double-fronted red brick cottage, ideally located in the heart of Belper town centre and offered for sale with no upward chain.

## Main Particulars

Derbyshire Properties are delighted to present this characterful cottage, which combines period features with modern fittings and is conveniently positioned close to local amenities, shops, cafés and transport links. The property briefly comprises: a spacious living/dining room, inner hallway and modern fitted kitchen to the ground floor. To the first floor, a landing provides access to two bedrooms and a contemporary bathroom. Externally, the property benefits from a rear courtyard garden. We believe this property will be of particular interest to first-time buyers, those looking to downsize, or investors seeking a well-located buy-to-let opportunity. An early inspection is highly recommended.

### Living/Dining Room

Entered via a UPVC door from the front elevation into this spacious and characterful lounge/diner. Features include wood flooring, two double-glazed windows to the front elevation, wall-mounted radiators, shelving and exposed ceiling beams. The focal point of the room is a wall-mounted cast-iron log-burning fire set within an exposed brick chimney breast with raised hearth.

### Inner Hallway

Providing access to the first-floor landing.

### Kitchen

This distinctive triangular-shaped kitchen comprises a range of solid wood wall and base units with work surfaces incorporating a one-and-a-half bowl stainless steel sink with mixer tap and tiled splashbacks. There is under-counter space and plumbing for a dishwasher and washing machine, space for a fridge and freezer, an integrated electric oven and a five-ring gas hob with modern extractor canopy over. Additional features include ceiling spotlights, a useful ladder storage cupboard, wall-mounted radiator, tiled floor covering, and double-glazed window and door to the rear elevation.

### First Floor

#### Landing

Accessed via the inner hallway and having a double-glazed window to the side elevation, wall-mounted radiator and loft access point.

#### Bedroom 1

With double-glazed window to the front elevation, wall-mounted radiator, shelving and decorative coving.

#### Bedroom 2

Having a double-glazed window to the front elevation, radiator, fitted wardrobe and TV aerial point.

#### Attic Space

With work bench and station

#### Bathroom

Comprising a modern three-piece white suite including WC, wall-mounted wash hand basin and space-saving bath with mains-fed shower and attachment over. Additional features include ceiling spotlights, extractor fan, double-glazed obscured window, vinyl tiled floor covering and wall-mounted heated towel rail.

#### Outside

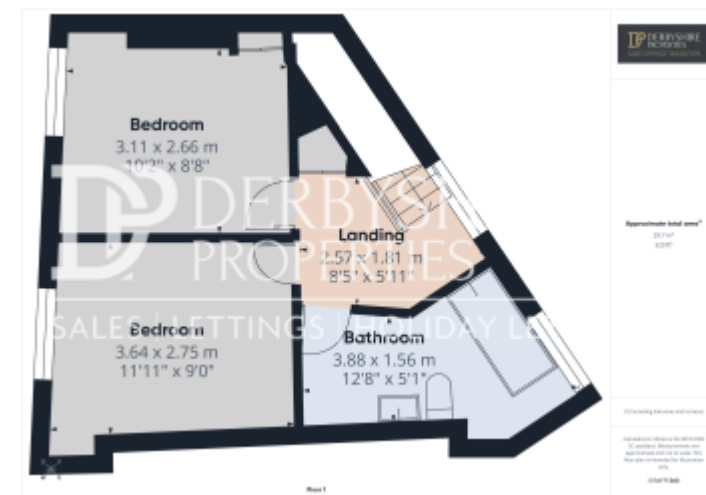
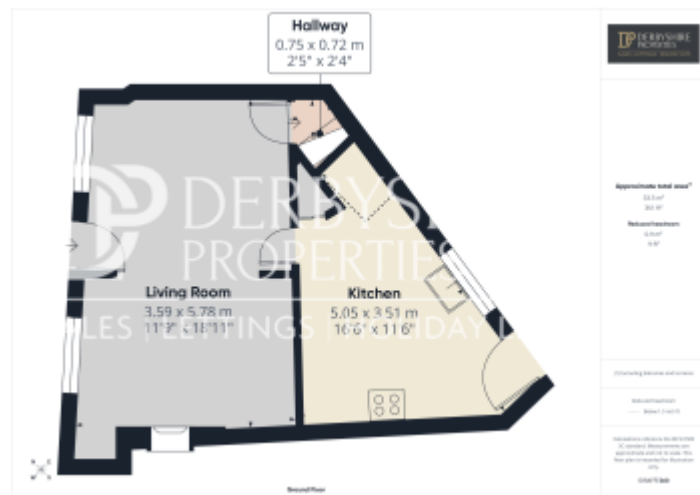
To the rear of the property is a small courtyard garden with paved patio area, outside tap and external lighting.

#### Disclaimer

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- 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.
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- 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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