



£210,000

Marston Close, Belper DE56 1TP

Town House | 3 Bedrooms | 1 Bathroom

01773 820983

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

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



# Step Inside

---

## Key Features

- Council Tax Band A
- 3 Bedrooms
- Kitchen/Dining Room
- Quiet Cul-De-Sac Position
- Off Street Parking
- Ideal First Time Buyers
- Viewing Advised

## Property Description

Calling all first time buyers to this spacious three bedroom property located within a quiet residential cul-de-sac. The property would ideally suit first time buyers or buy to let investors and an early viewing should be undertaken.

## Main Particulars

Derbyshire Properties are pleased to present this three bedroom property located within a quiet cul-de-sac location and benefiting from off street parking. The property requires some degree of modernisation and offers three bedrooms, bathroom, lounge and kitchen/diner with enclosed garden to rear. We believe the property would ideally suit first time buyers, and buy to let investors and a viewing should be undertaken to avoid disappointment

### Lounge

4.19m x 4.50m (13' 9" x 14' 9") Entered via a UPVC door from the front elevation, wood effect laminate floor covering, coving to ceiling, double glazed window to the rear elevation and TV point.

### Kitchen/Diner

2.86m x 4.52m (9' 5" x 14' 10") With double glazed window and door to the rear elevation and additional window to the side elevation. The kitchen mainly comprises of a range of wall and base mounted units with solid wood work surfaces incorporating an electric oven, four ring gas hob and extractor over. Undercounter space and plumbing for washing machine, plumbing for dishwasher, space for fridge, double radiator, wall mounted gas boiler, shelving and wood effect floor covering.

### Landing

2.68m x 1.17m (8' 10" x 3' 10") Located between the kitchen and lounge is the staircase taking you to the first floor. Wall mounted radiator with decorative cover and internal doors accessing all bedrooms and bathroom.

### Bedroom 1

3.22m x 2.47m (10' 7" x 8' 1") Double glazed window to the rear elevation, wall mounted radiator, TV point, wall mounted storage cupboards and fitted wardrobe providing ample storage and hanging space.

### Bedroom 2

2.88m x 2.46m (9' 5" x 8' 1") Double glazed window to the rear elevation, fitted wardrobe and storage cupboard, wall mounted radiator.

### Bedroom 3

2.28m x 1.90m (7' 6" x 6' 3") With double glazed window, wall mounted radiator, TV point and shelving

### Bathroom

1.95m x 1.89m (6' 5" x 6' 2") Comprising of a three-piece suite to include WC, pedestal wash hand basin and panelled bath. Tiled walls, wood effect floor covering, wall mounted extractor fan and shaver point, double glazed obscured window and shelving.

## Outside

The rear garden comprises of a paved patio, timber garden shed lawn and mature hedge row boundary.

## 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.

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 © 2024 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>		<b>88</b>
(69-80) <b>C</b>	<b>69</b>	
(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	

Telephone: 01773 820983

 **DERBYSHIRE  
PROPERTIES**  
= RAINBOW IN REALTY =

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