



£215,000

Sandbed Lane, Belper DE56 0SJ

Terraced House | 2 Bedrooms | 1 Bathroom

01773 820983

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Step Inside

Key Features

- Charming Character Cottage
- 2 Bedrooms
- Kitchen/Diner
- Snug (Rear Extension)
- Beautiful Garden With Views
- Upstairs Bathroom/Wc
- Ideal Downsize or First Time Buy
- COUNCIL TAX BAND A
- No Chain

Property Description

Offered with no upward chain is this charming two bedroomed mid terrace cottage occupying a sizable plot position and offering stunning countryside views to rear

Main Particulars

Derbyshire Properties are delighted to present this charming two bedroom mid terrace cottage benefiting from superb open views .

Internally the property briefly comprises of a lounge, breakfast kitchen room, and snug (rear extension). To the first floor a landing provides access to 2 bedrooms and bathroom. Externally, the property offers a good sized garden to the rear aspect that provides stunning countryside views across Belper. We believe the property would ideally suit first time buyers and an immediate internal inspection should be undertaken.

Ground Floor

Entrance hallway

2' 9" x 3' 2" (0.84m x 0.97m)

Sitting Room

11' 9" x 11' 2" (3.58m x 3.40m)

Kitchen / Dining area

11' 5" x 20' 11" (3.48m x 6.38m)

Cellar

12' 0" x 11' 5" (3.66m x 3.48m)

First Floor

Landing

Bedroom One

11' 10" x 11' 3" (3.61m x 3.43m) Having a UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Two

6' 10" x 11' 8" (2.08m x 3.56m) UPVC double glazed window to the rear enjoying views across Belper and central heating radiator.

Bathroom

6' 5" x 8' 3" (1.96m x 2.51m)

Outside





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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+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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