



£185,000

Over Lane, Belper DE56 0HW

Terraced House | 2 Bedrooms | 1 Bathroom

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Key Features

- Terraced House
- 2 Bedroom, 2 Reception Rooms
- Modernised Throughout
- Ideal Downsize or First Time Buy
- Modern Kitchen And Bathroom
- Rear Garden
- No Chain, Viewing Essential
- COUNCIL TAX BAND A

Property Description

*** Calling All First Time Buyers*** Offered with no upward chain is this well presented two bedroom period mid terraced property located within easy reach of Belper town centre.

Main Particulars

*** Calling All First Time Buyers*** Offered with no upward chain is this well presented two bedroom period mid terraced property located within easy reach of Belper town centre. The property has been renovated by its current owner and offers two reception rooms to the ground floor and modern fitted kitchen including appliances. To the first floor there are two bedrooms and modern fitted bathroom suite. Outside the property benefits from a rear garden which is mainly laid to lawn with timber fence boundaries enclosing on all sides. The property is ideal for a first time buyer and we recommend an early internal inspection to avoid disappointment

Lounge

3.16m x 3.17m (10' 4" x 10' 5") With double glazed sealed unit door leading from the front elevation, wall mounted radiator, double glazed window, TV point. The feature focal point of the room is a stone inset open fireplace with exposed brick backdrop and raise stone hearth. Cottage style latched door leads through to dining room.

Dining Room

2.88m x 3.58m (9' 5" x 11' 9") With double glazed sealed unit door leading out onto the rear garden, opening into kitchen, wall mounted radiator, spotlights to ceiling and staircase to the 1st floor landing. The feature focal point of the room is a painted stone original fireplace with exposed brick backdrop and a raised hearth.

Kitchen

3.52m x 1.72m (11' 7" x 5' 8") This well presented kitchen mainly comprises of a range of modern wall and base mounted units with flat edged work surfaces with splash-backs. Integrated electric oven, hob and modern extract canopy over, stainless steel sink drainer unit with mixer taps. Space and plumbing for automatic washing machine, integrated fridge, freezer and dishwasher, Double glazed window to the side elevation, under cupboard lighting and spotlighting to ceiling.

First Floor Landing

Accessed from the dining room with internal cottage style latched doors leading to both bedrooms and bathroom.

Bedroom 1

3.18m x 3.24m (10' 5" x 10' 8") With double glazed window to the front elevation, wall mounted radiator and cast-iron feature fireplace.

Bedroom 2

2.85m x 3.21m (9' 4" x 10' 6") With double glazed window to the rear elevation that overlooks the rear garden, wall mounted radiator, floor to ceiling inbuilt cupboard and additional storage cupboard located over the stairs.

Bathroom

3.68m x 1.44m (12' 1" x 4' 9") Comprising of a three-piece white modern suite containing low-level WC with attached vanity unit with storage beneath, panelled bath with mains fed shower and attachment over and glass complimentary shower screen. Spotlights and extractor fan to ceiling, wood floor covering, wall mounted heated towel rail and double glazed obscured window.

Outside

The rear garden is mainly laid to lawn with stocked borders and timber fenced boundaries enclosed on all sides.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		91
(81-91) B		
(69-80) C	69	
(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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