

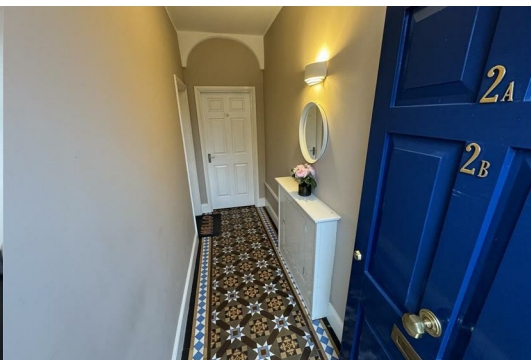


2B Belper Road, Derby, DE1 3EN

£169,950



Situated in the heart of Derby, a short walk from the vibrant city centre and Darley Park, this is a spacious ground floor apartment which benefits from gas central heating, double glazing, outdoor yard area and allocated car parking space.



2B Belper Road, Derby, DE1 3EN

£169,950



DIRECTIONS

Leave Derby city centre along Duffield Road and turn right onto Belper Road. Continue to the bottom of the road where the property is situated on the left hand side clearly identified by our "For Sale" board.

The current vendors have spent considerable time and effort in the presentation of this delightful ground floor apartment which in brief comprises a communal entrance hall with Minton tiled floor and access to the main apartment, inner hallway leading off to a front lounge with walk in bay window overlooking the front elevation, recently refitted bathroom with shower over the bath, large kitchen/dining room with integrated appliances and access to a inner hallway which leads through to two good sized bedrooms.

Outside the property benefits from a yard area to the rear and communal front garden space aswell as an allocated car parking space to the very rear of the property.

Belper Road is a highly sought after residential location, in the centre of the city which is within a short walk of the vibrant city centre with its wealth of bars, restaurants and the Derbion shopping centre. The property is perfectly positioned for ease of access to Darley Park which boasts a

delightful range of riverside walks. Markeaton Park is also within easy reach.

The property is close to the ring road giving onward travel to the ring road giving onward travel to the A50, A52 and M1 corridor and perfectly positioned for access to the University of Derby and all of the facilities that a busy city centre has to offer.

This well presented property should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through communal entrance door into:

SHARED ENTRANCE HALL

With Minton tiled floor and door to main apartment. Front door leads to:

INNER HALLWAY

With coat hanging space and a polished wooden floor.

LOUNGE

11'10" x 12'10" (3.61m x 3.91m)

(Measurement taken to the centre of the bay window)

The formal lounge is situated at the front of the property and has a walk in double glazed bay window overlooking the front elevation, radiator, open shelving and polished wooden floor.

BATHROOM

7'11" x 6'1" (2.41m x 1.85m)

Recently refitted to include a modern WC, wash hand basin with storage cupboard beneath and bath with shower over the bath/glazed screen. Complementary tiling, heated towel rail and polished wooden floor leading through from the hallway.

DINING KITCHEN

14'2" x 12'1" (4.32m x 3.68m)

(Maximum measurement)

Neatly fitted with a range of quality work surfaces/preparation areas, wall and base cupboards and an integrated electric oven, electric hob and shaped extractor over. The kitchen has a Belfast style sink with mixer tap and there is space for a washing machine, useful kitchen drawers, integrated fridge and integrated freezer.

To the far side of the room there is a radiator and an area set aside for dining with ample space for a dining table and double glazed French doors leading to the yard area.

INNER HALLWAY

With radiator and double glazed windows.

BEDROOM ONE

9'1" x 11'9" (2.77m x 3.58m)

With double glazed window, radiator and useful storage cupboard with wall mounted boiler providing domestic hot water and central heating. Access to:

CELLAR

Storage.

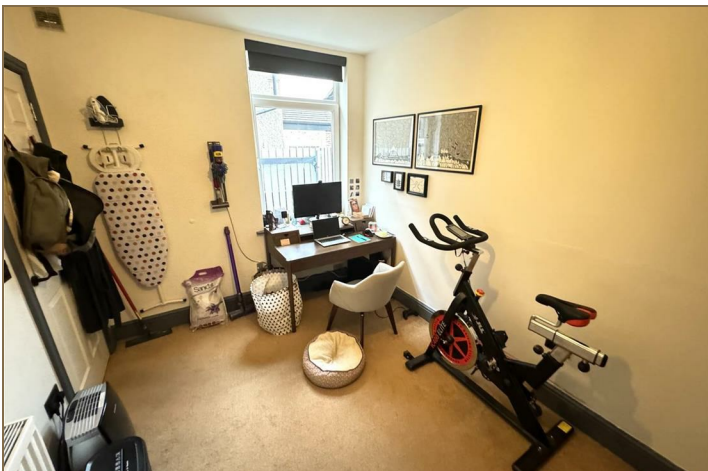
BEDROOM TWO

8'5" x 13'11" (2.57m x 4.24m)

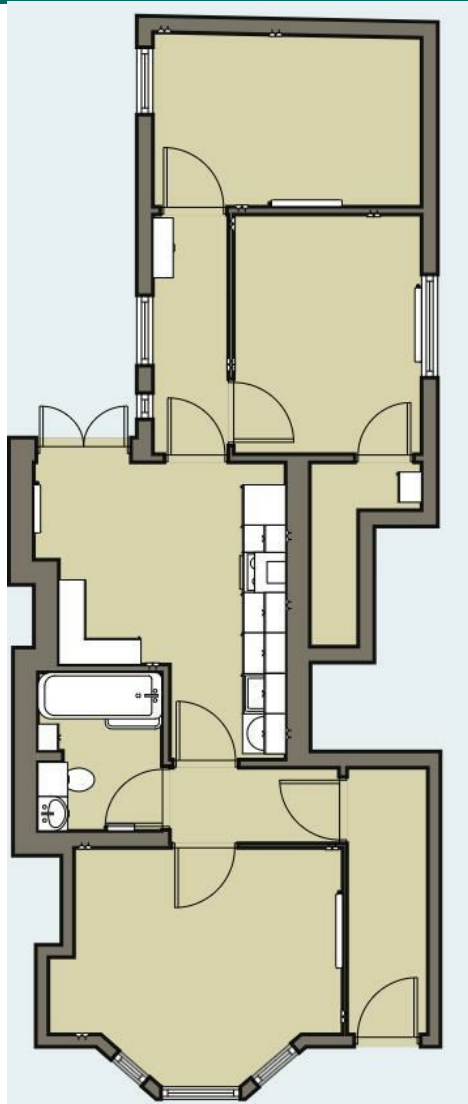
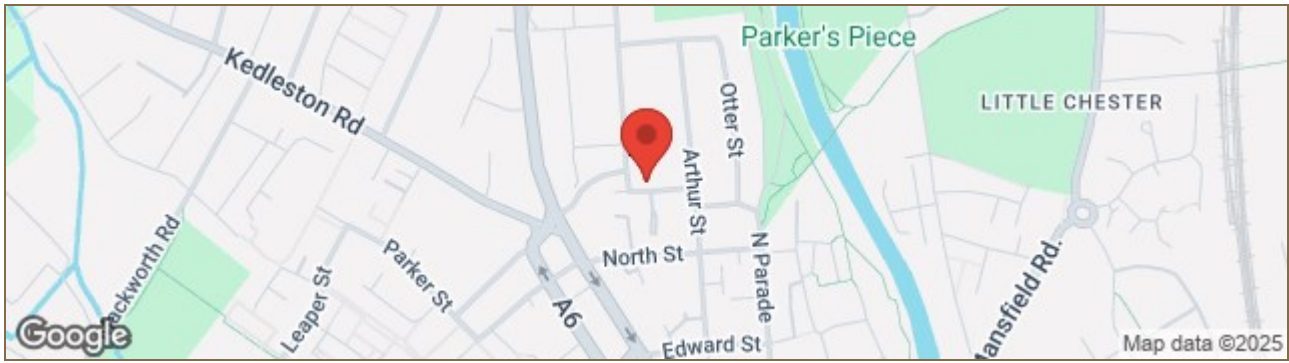
With double glazed window and radiator.

OUTSIDE

Outside the property benefits from a yard area which although small has space for garden furniture. To the very rear of the property is one allocated car parking area and to the front there is a communal car parking area.



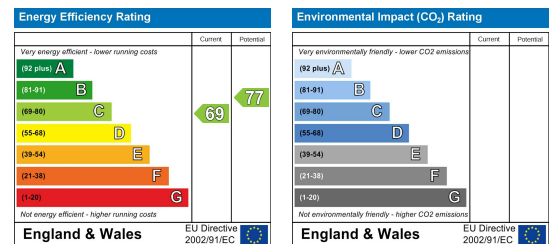
Road Map



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk