



 **DERBYSHIRE
PROPERTIES**
— SALES & LETTINGS —



Nottingham Road, Belper, Derbyshire DE56 1JH
£220,000 - Freehold

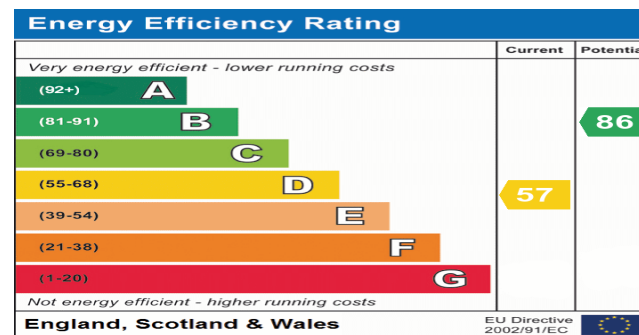


PROPERTY DESCRIPTION

Nestled in the charming town of Belper, this two double bedroom character cottage is a true gem. With an inviting lounge, spacious dining room, and fully equipped kitchen, this home is perfect for both entertaining guests and enjoying quiet nights in. The attic space offers endless possibilities, whether you need extra storage or desire a cosy reading nook with panoramic views of the surrounding area.

POINTS OF INTEREST

- Extended Mid Terraced Cottage
- 2 Double Bedrooms & 2 Reception Rooms
- Superb Landscaped Rear Garden
- Large Downstairs Bathroom
- Ideal First Time Buy
- Walking Distance into Belper Town
- COUNCIL TAX BAND A
- Viewing Absolutely Essential

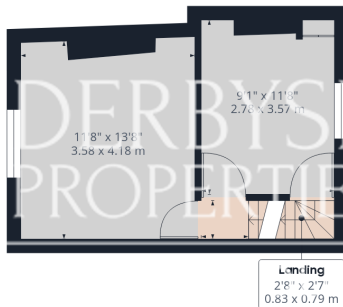




Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

882.32 ft²
81.97 m²

Reduced headroom

762.08 ft²
6.58 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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