

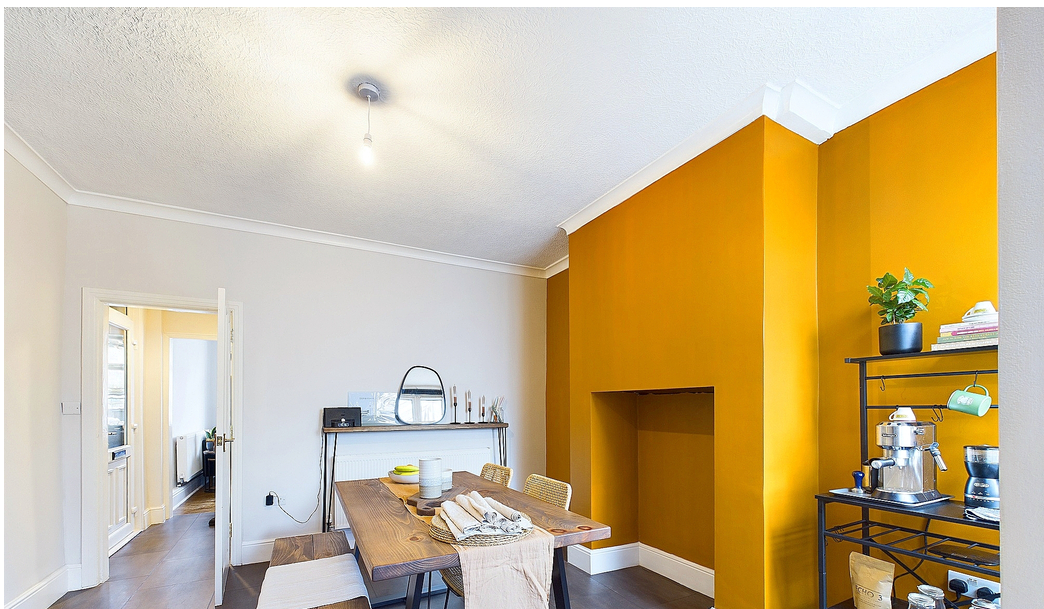


DP DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

DP DERBYSHIRE



Over Lane, Belper, Derbyshire DE56 0HW
£230,000 - Freehold



PROPERTY DESCRIPTION

Derbyshire Properties is pleased to present a spacious and well-proportioned mid terrace property now available on the market. This home offers an ideal opportunity for first-time buyers or those looking to downsize.

The property features two inviting reception rooms, complemented by a modern fitted kitchen that enhances functionality and style. Additionally, it boasts two double bedrooms, providing ample space for comfortable living.

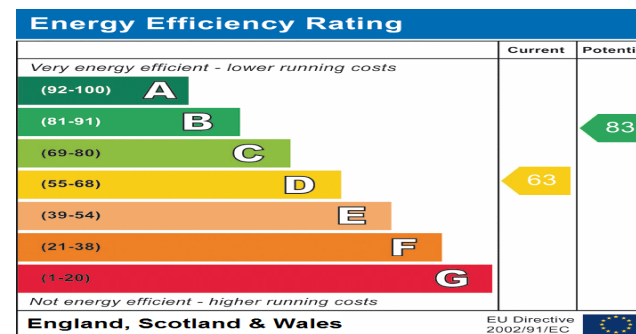
A useful attic room adds versatility to the layout, while the spacious family bathroom caters to all your needs. This combination makes it an excellent choice for families or individuals alike.

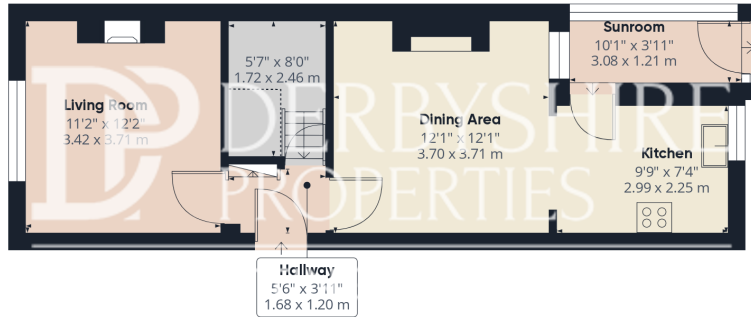
Situated close to local amenities and on the main bus route, residents will enjoy convenient access to the A38. The location further enhances its appeal, ensuring ease of travel and daily conveniences.

We highly recommend scheduling an early internal inspection to appreciate this property fully and avoid disappointment.

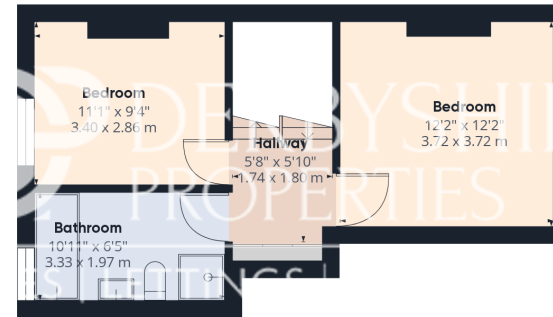
POINTS OF INTEREST

- Large Mid Terraced Property
- 2 Double Bedrooms (Plus Attic Room)
- 2 Reception Rooms & Kitchen
- Beautiful Landscaped Gardens
- Off Street Parking
- Ideal First Time Buy
- Spacious Accommodation Throughout
- Large Family Bathroom

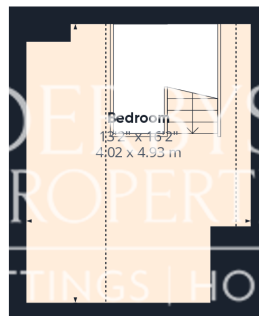




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1040.55 ft²
96.67 m²

Reduced headroom

869.4 ft²
7.5 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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