



**Matlock Road
Belper
Derbyshire
DE56 1BE**

Offers in Excess of £328,000

bettermove

Matlock Road

Belper

Bettermove are proud to present this well presented 4 bedroom semi-detached house in the sought after area of Belper.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available. The council tax band is C.

The interior of this beautifully presented property comprises a spacious and open plan living room with dining area providing access to the garden and the fitted kitchen on the first floor. The ground floor has two double bedrooms and the family bathroom. The second floor of the property has two further double bedrooms including the master bedroom with built in wardrobes and ensuite bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Belper, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Belper Train Station, the A6 and many local bus routes.

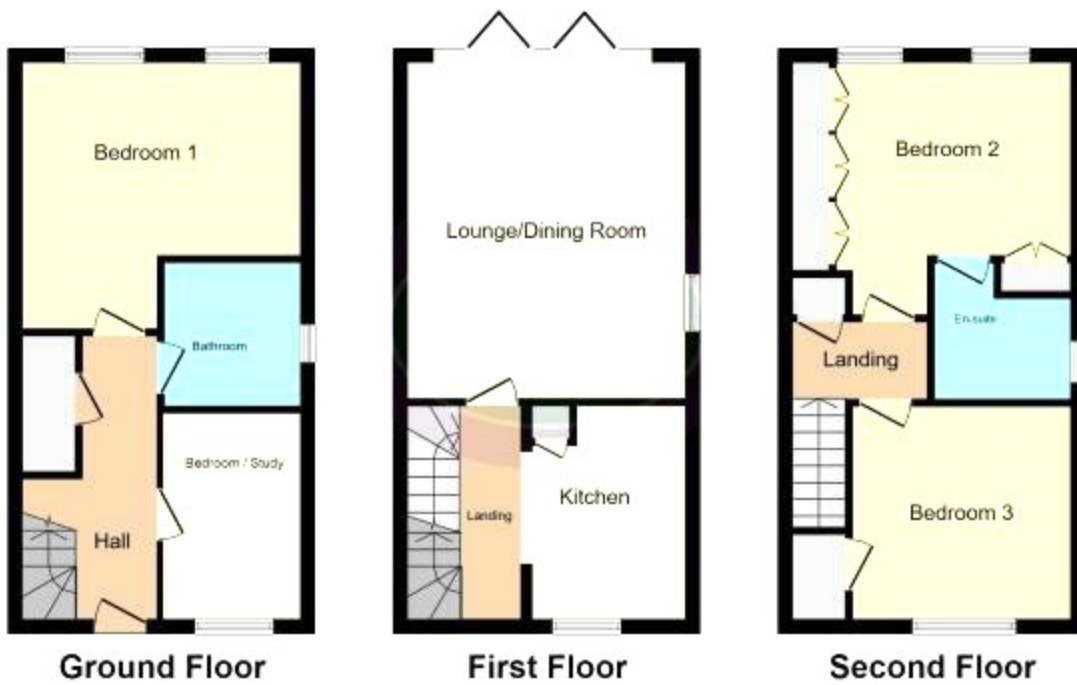
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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