



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —

**DERBYSHIRE**





The Fleet, Belper, Derbyshire DE56 1NU  
£295,000 - Freehold





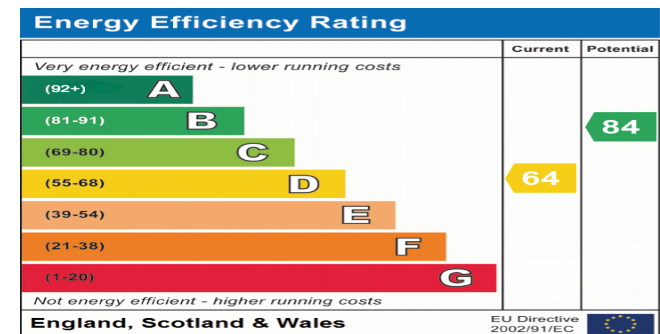
## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this beautifully presented period Stone cottage boasting charm and original features throughout. The property comprises of:- Living room with feature fireplace, Inner hallway, Kitchen/Breakfast Room and Utility Room. The first floor landing provides access to the Master Bedroom with en-suite shower facility. The Second Floor also offers a Double Bedroom and additional bathroom. The rear garden has been beautifully landscaped over a number of years and is positioned on a double width plot.

We believe the property will ideally suit those looking for the convenience of the town centre. An early internal inspection is truly essential to appreciate the accommodation on offer .

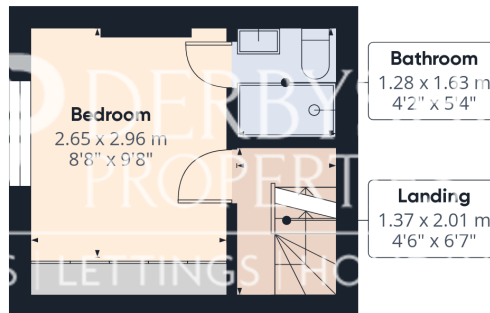
## POINTS OF INTEREST

- Beautiful Stone Cottage
- Views over the Chevin
- Ideally located for the Town Centre
- Two Bedrooms
- Landscaped Rear Garden
- Viewing an Absolute Must
- En-Suite To Master Bedroom
- COUNCIL TAX BAND A

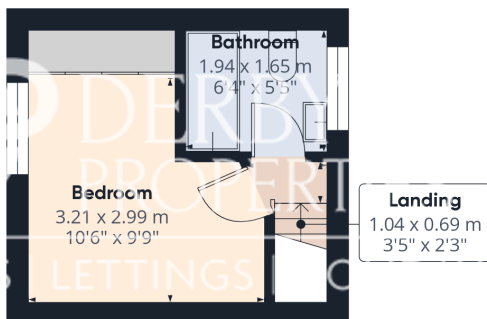




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

54.37 m<sup>2</sup>  
585.23 ft<sup>2</sup>

**Reduced headroom**

0.08 m<sup>2</sup>  
0.85 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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.

**GIRAFFE360**