



 **DERBYSHIRE
PROPERTIES**
— SALES & LETTINGS —



Church Street, Heage, Belper, Derbyshire DE56 2BG
£169,950 - Freehold

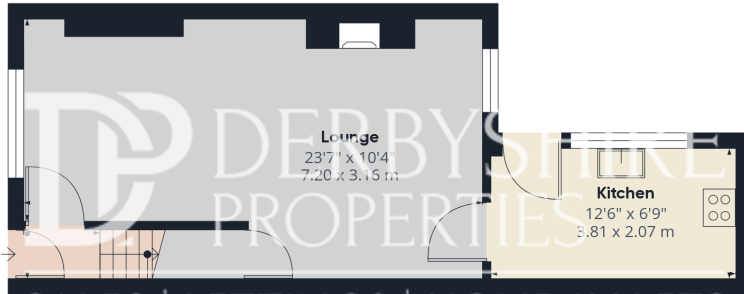


PROPERTY DESCRIPTION

Offered for sale with no upwards chain is the three bedroom Victorian terrace property located in the popular village of Hege (close to Belper) the property offers accommodation over three floors and briefly comprises of :- entrance hall and large lounge/dining room and kitchen all to the ground floor. To the first floor a landing leads to 2 double bedrooms and bathroom with secondary staircase to the second floor where an additional attic bedroom can be found. The outside of the property offers a rear garden with low maintenance Astroturf lawn, paved patio and play area with barked floor covering. Stone and wall boundaries enclose on all sides, gated access to the front elevation and attached outbuildings. We believe the property will ideally suit first time buyers looking to take the first steps onto the property ladder.

POINTS OF INTEREST

- Victorian Terraced House
- 3 Bedrooms
- Accomodation Over 3 Storeys
- Modern Kitchen & Bathroom
- Enclosed Rear Garden
- No Chain
- Ideal First Time Buy
- COUNCIL TAX BAND A



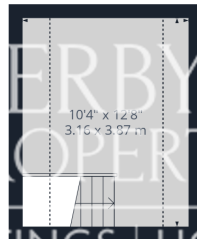
Hallway
3'11" x 2'10"
1.20 x 0.87 m

Ground Floor



Landing
12'5" x 2'9"
3.80 x 0.84 m

Floor 1



Floor 2

Approximate total area⁽¹⁾

855.52 ft²
79.48 m²

Reduced headroom

39.61 ft²
3.68 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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