

Park Mews, Church Street, Riddings, Derbyshire.

£210,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

A characterful, mews style property situated within a historic conservation area close to Riddings Park. The property forms part of a former Farm conversion which has been converted into an outstanding Mews Development.

Accommodation comprises an Entrance Hall, Lounge/Dining Room, Fitted Kitchen, Two Bedrooms and a Bathroom. Outside there is a delightful courtyard and two Garages.

Viewing essential.

FEATURES

- Delightful Character Cottage
- Mews Development In Conservation Area
- Entrance Hall And Kitchen
- 'L' Shaped Lounge/Dining Room
- Two Bedrooms
- Bathroom With Three Piece Suite
- Courtyard Garden To Front Aspect
- Two Garages
- Viewing an Absolute Must



ROOM DESCRIPTIONS

Entrance Hallway

Having a UPVC double glazed door providing access, a wood grain effect floor, a central heating radiator and stairs lead off to the first floor. There are two under stairs cupboards which provide excellent storage space.

Living Room/ Dining Room

21'5 x 17'9 (6.55m x 5.42m)

'L' shaped with a wood grain effect floor and a central heating radiator. There is a UPVC double glazed window to front and rear elevation.

Kitchen

8'1 x 7'0 (2.47m x 2.16m)

Appointed with a range of wooden painted base cupboards, drawers and eye level units with a work surface over incorporating a sink/drain unit with mixer tap over. Having an electric oven, gas hob and extractor, plumbing for an automatic washing machine and a wall mounted boiler. Tiling to all splash back areas and a UPVC double glazed window to the front with a wood grain effect floor.

First Floor

Landing

Landing having access to the roof space

Bedroom One

17'10 x 12'9 (5.45m x 3.91m)

With two central heating radiators and three UPVC double glazed windows the front and rear elevation.

Bedroom Two

8'11 x 8'4 (2.73m x 2.54m)

Having a built-in cabin bed with fitted wardrobe and open shelving, central heating radiator, a wood grain effect laminate floor and a UPVC double glazed window

Bathroom

10'3 x 5'4 (3.13m x 1.63m)

With a three piece white suite comprising a 'P' shaped bath with shower over and curved shower screen, a wash hand basin and a low flush WC with tiling to splash back areas. There is a central heating radiator a double glazed skylight window and a built-in cupboard.

Outside

Having a cobbled forecourt with outside lighting.

Separate from the dwelling are two garages with up and over doors.

Annual Service Charge - please ask for further details.

Council Tax

We understand that the property currently falls within council tax band C, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN

