



 **DERBYSHIRE
PROPERTIES**
— SALES & LETTINGS —



84 Nottingham Road, Belper, Derbyshire DE56 1JH
£185,000 - Freehold



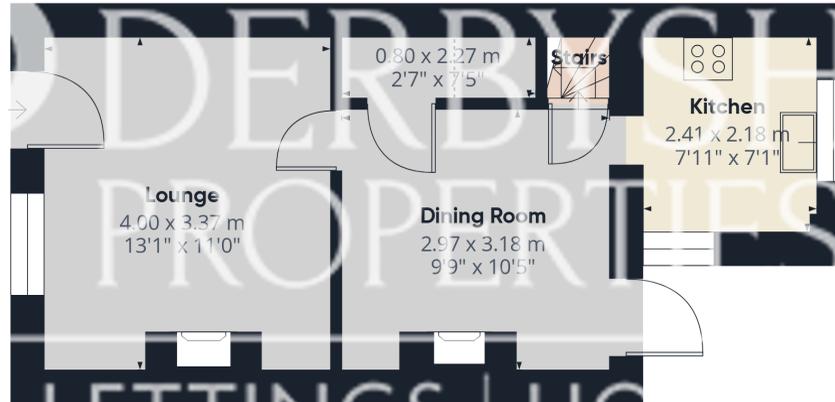
PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this delightful home, which offers a perfect blend of character and functionality. The property comprises a living room with feature log burner, dining room, and a separate kitchen to the ground floor. To the first floor, a landing provides access to two double bedrooms, a bathroom, and a useful storage room.

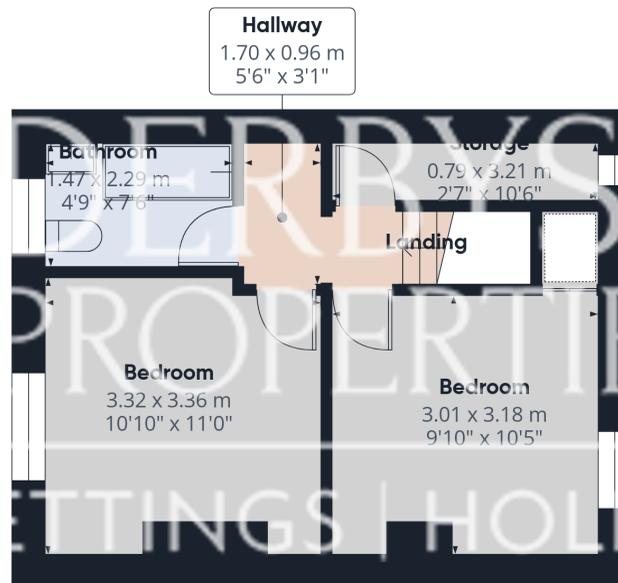
The cottage will ideally suit first-time buyers or those looking to downsize, and an early viewing is strongly recommended.

POINTS OF INTEREST

- Charming Stone Cottage
- No Upward Chain
- Two Bedrooms
- Close to Belper Town Centre
- Views Across Belper
- Full of Character
- Modern Bathroom



Ground Floor



Floor 1



Approximate total area⁽¹⁾

58.9 m²

634 ft²

Reduced headroom

0.7 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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