





Gibfield Lane, Belper, Derbyshire DE56 1WA
£250,000 - Freehold



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer For Sale this extended semi-detached home, situated within walking distance of Belper town centre and available with no upward chain. Offering spacious and versatile accommodation arranged over four storeys, an early internal inspection is highly recommended to avoid disappointment.

Accommodation: Internally, the property briefly comprises an Entrance Hallway, WC, Lounge, and Dining Kitchen on the ground floor. Beneath, the property features two renovated basement rooms offering additional flexible living space. The first floor boasts an impressive landing area, providing access to two Bedrooms, a family Bathroom, and a stunning Balcony with views across Milford. On the second floor, you'll find a further double Bedroom complete with En Suite facilities. External: Externally, the property benefits from off-street parking to the rear and an impressive enclosed garden, mainly laid to lawn and complemented by raised flower beds and mature shrub borders. A raised patio area, accessed via French doors from the Kitchen, offers the perfect space to relax or entertain. The first-floor Balcony is a standout feature, providing beautiful elevated views and enhancing the charm of this unique home.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

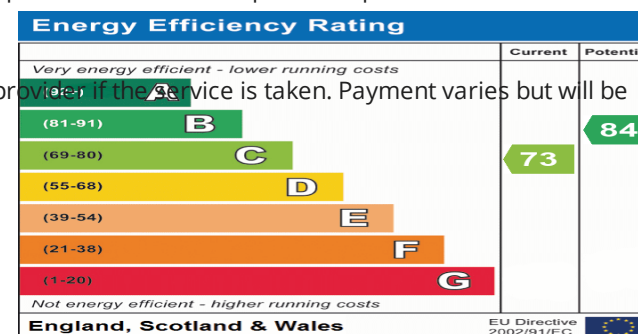
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

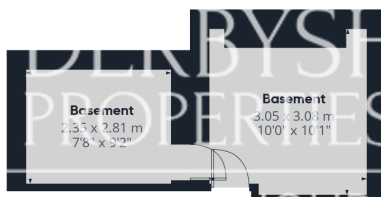
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

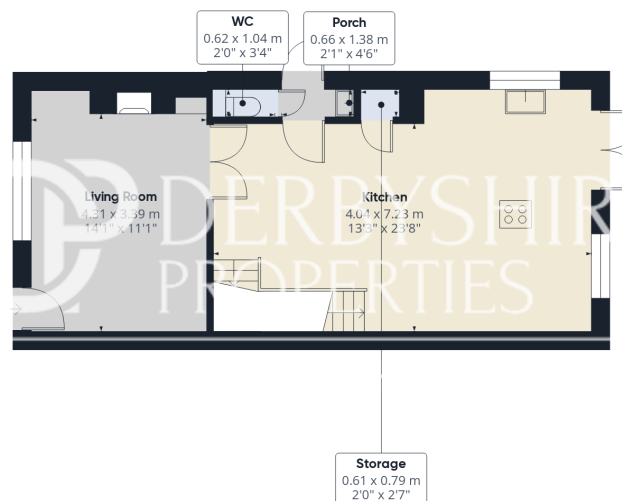
POINTS OF INTEREST

- SOLD VIA MODERN METHOD OF AUCTION
- No Upward Chain
- Three bedrooms , Two bathrooms & Guest WC
- En- Suite & Guest WC
- Close Proximity To Belper Town Centre
- EV charging point

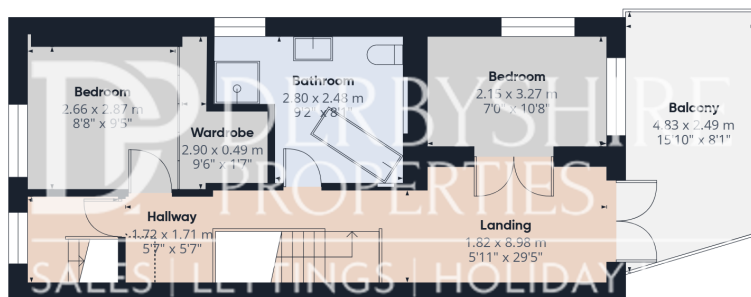




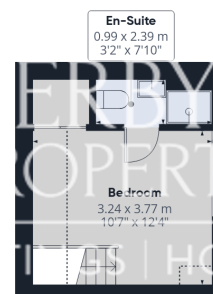
Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

120.8 m²
1299 ft²

Balconies and terraces

11.3 m²
122 ft²

Reduced headroom

2.6 m²
28 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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