

36 Horsley Road, Kilburn, Belper, Derbyshire. DE56 0NE

£150,000 Freehold

REDUCED



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

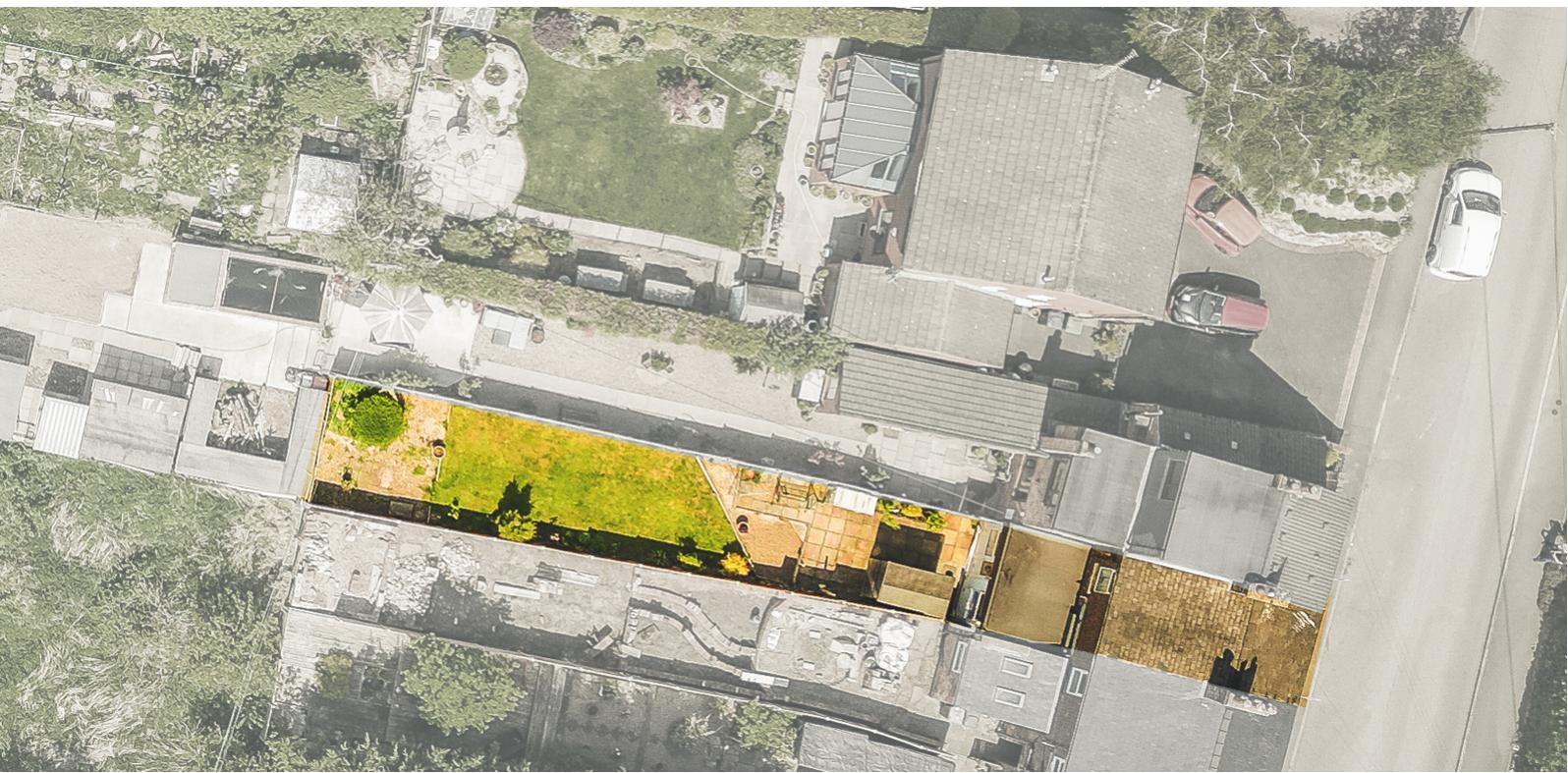
Derbyshire Properties are pleased to present this spacious two bedroom mid terrace property in need of modernisation. The property is located between the villages of Kilburn and Horsley and offers super views to the rear elevation along with a well proportion garden.

We believe the property will be ideally suited to buy to let investors or those looking for a renovation project.

****Comes with an option to purchase a piece of land to the rear, please call the office for more information****

FEATURES

- Ideal Buy to Let Investment / Renovation
- Mid Terraced Cottage
- 2 Bedrooms & 2 Reception Rooms
- Lovely Rear Garden
- Additional Land Purchase Optional
- Views To Rear
- Village Location
- Viewing Advised
- COUNCIL TAX BAND A



ROOM DESCRIPTIONS

Living Room

With double glazed window to the front elevation, double glazed door, half wall wood panelling to walls, radiator, wood effect laminate floor covering and decorative wall lighting. The focal point of the room is an inset cast iron log burner with exposed brick surround and feature stone lintel. Archway provides access to:-

Dining Room

With the continuation of the wood floor covering from the lounge, half wall wood panelling, wall mounted radiator and shelving. Doorway leads to:-

Kitchen

Comprising of a range of wall and base mounted units with roll-top work surfaces incorporating a single stainless steel sink drainer unit with mixer taps and tile splashback. Undercounter space and plumbing for washing machine, wall mounted shelving, space for fridge/freezer, space for electric cooker and double glazed window and door to the rear elevation.

Inner Lobby

With wall mounted radiator, staircase to 1st floor landing and door leading to:-

Ground Floor Bathroom

Comprising of a three-piece white shower suite to include WC, pedestal wash hand basin and shower enclosure with wall mounted electric shower and attachment over. Double glazed obscured window, fully tiled walls, wall mounted radiator.

First Floor

Accessed via the inner lobby with internal doors leading to both bedrooms.

Landing

Accessed via the inner lobby with internal doors leading to both bedrooms.

Bedroom 1

With double glazed window to the front elevation, wall mounted radiator and space for bedroom furniture.

Bedroom 2

With double glazed window to the rear elevation overlooking the superb garden, wall mounted radiator and space for wardrobes as well as a useful over stairs storage cupboard.

Outside

Immediately to the rear of the house is a low maintenance patio and lawn with timber fencing on all sides, with beautiful views across to Holbrook.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	