



DP DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —



West Bank, Ambergate, Belper, Derbyshire DE56 2GF
£150,000 - Freehold



PROPERTY DESCRIPTION

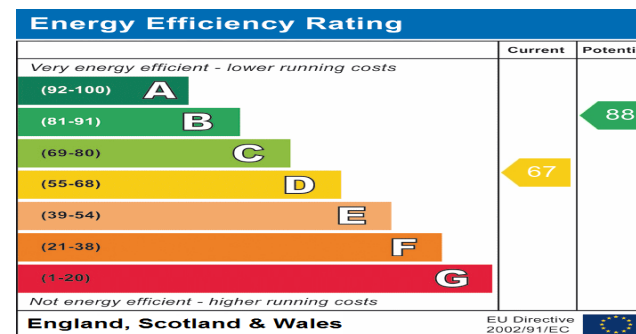
A chance to purchase this two bedroom stone cottage located in the village of Ambergate. This Property is offered for sale through Traditional Auction which is operated by iamsold LTD.

The property benefits from an elevated position and offers countryside views. Internally the property offers a lounge, conservatory and kitchen. After the first floor, there are two bedrooms and a bathroom. We recommend the property would ideally suit first time buyers looking to take their first steps onto the property ladder or buy to let investors potentially looking for a holiday let opportunity.

The property benefits from its proximity to local amenities, including shops, schools and pub/restaurants. The surrounding area offers stunning natural beauty, with the River Derwent and beautiful countryside on your doorstep. The nearby transport links provide easy access to major cities and towns, Ambergate train station is less than 1 mile away and being only 3 miles from Belper, makes it an ideal location for those seeking a peaceful retreat while remaining well-connecte

POINTS OF INTEREST

- For Sale by Modern Auction – T & C's apply • Subject to Reserve Price • Buyers fees apply • The Modern Method of Auctio
- No Upward Chain
- Garage and Parking
- Requires Some General Modernisation
- Two Bedroom Cottage
- Elevated Location With Views
- Front And Rear Gardens
- Viewing Advised
- Council Tax Band B



 <p>Living / Dining Room 18'3" x 11'2" 5.57 x 3.42 m</p> <p>Kitchen 6'0" x 9'8" 1.83 x 2.96 m</p> <p>Sunroom 4'3" x 11'10" 1.31 x 3.61 m</p> <p>Ground Floor Building 1</p>	 <p>Bedroom 8'10" x 10'6" 2.72 x 3.20 m</p> <p>Bedroom 8'1" x 11'1" 2.73 x 3.40 m</p> <p>Bathroom 5'11" x 10'9" 1.81 x 3.28 m</p> <p>Landing 5'6" x 3'6" 1.68 x 1.08 m</p> <p>Floor 1 Building 1</p>	 <p>Approximate total area⁽¹⁾ 797.73 ft² 74.11 m²</p>	 <p>Living / Dining Room 18'3" x 11'2" 5.57 x 3.42 m</p> <p>Kitchen 6'0" x 9'8" 1.83 x 2.96 m</p> <p>Sunroom 4'3" x 11'10" 1.31 x 3.61 m</p> <p>Ground Floor Building 1</p>	 <p>Approximate total area⁽¹⁾ 321.11 ft² 29.83 m²</p>
 <p>Garage 18'10" x 11'0" 5.74 x 3.37 m</p> <p>Ground Floor Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE 360</p>		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE 360</p>