

Wellington Court, Belper, Derbyshire. DE56 1UP

£249,950 Freehold

REDUCED



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PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this beautifully presented stone end town house located right in the heart of Belper town centre. The property benefits from super presentation throughout and comprises of; entrance hall, lounge, inner hallway, WC and kitchen/dining room to the first floor;- landing, three bedrooms and bathroom. Externally there is a small landscaped garden and parking to the front, to the rear elevation there is a walled garden offering high degrees of privacy. The property will suit a number of potential buyers due to its fantastic location and early internal inspection should be undertaken to avoid disappointment.

FEATURES

- Modern Town House
- 3 Bedrooms, 1 Reception Room
- Central Belper Location
- Off Street Parking
- Beautifully Presented
- Enclosed Private Rear Garden
- Ideal Downsize or First Time Buy
- No Chain
- Council Tax Band B



ROOM DESCRIPTIONS

Entrance Hallway

1.44m x 1.21m (4' 9" x 4' 0") Entering from the front elevation, wood floor covering, wall mounted radiator, carpeted staircase to 1st floor landing and door, leading :-

Living Room

4.42m x 3.34m (14' 6" x 10' 11") With double glazed sash window to the front elevation, wall mounted radiator, TV point, wood floor covering and useful under stairs storage cupboard. Internal door leads to :-

Inner Hallway

0.94m x 1.33m (3' 1" x 4' 4") With the continuation of the wood floor covering from the lounge area and internal doors accessing the WC and kitchen.

Cloakroom/WC

1.49m x 0.99m (4' 11" x 3' 3") Comprising of a three-piece white suite containing WC, slimline vanity unit, wall mounted extractor fan and radiator.

Kitchen/Diner

2.28m x 4.22m (7' 6" x 13' 10") Located to the rear of the property and comprising of the range of wall base mounted matching units with roll top work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer unit with mixer taps and tiled splashback areas. Under cupboard lighting, tiled splashback, integrated appliances to include dishwasher, washer/dryer, electric oven, four ring gas hob with stainless steel extractor canopy over. Space for fridge/freezer, tiled floor covering, wall mounted shelving and double glazed window and French door to the rear elevation.

First Floor

Landing

2.70m x 0.94m (8' 10" x 3' 1") Accessed via the main entrance hall with ceiling mounted loft access point and internal doors giving access to all bedrooms and bathroom with useful storage cupboard.

Bedroom 1

2.84m x 4.22m (9' 4" x 13' 10") Double glazed window to front elevation, wall mounted radiator, TV point and useful storage alcove.

Bedroom 2

3.11m x 2.11m (10' 2" x 6' 11") With double glazed window to the rear elevation, wall mounted radiator.

Bedroom 3

2.11m x 2.08m (6' 11" x 6' 10") Double glazed window to the rear elevation and wall mounted radiator.

Bathroom/WC

2.70m x 0.94m (8' 10" x 3' 1") Comprising of a three-piece white suite containing WC, pedestal wash hand basin, panelled bath with wall mounted electric shower attachment and glass shower screen. Fully tiled walls and floor, wall mounted chrome heated towel, spotlights, and extractor fan to ceiling.

Outside

There is parking to front elevation with a small landscape frontage. The rear garden is paved for low maintenance with wall boundaries providing high degrees of privacy.

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.



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