3 Bed House - Semi-Detached

168 Kilbourne Road, Belper DE56 1SB
Offers Around £210,000 Freehold

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Fletcher & Company

www.fletcherandcompany.co.uk

- Highly Appealing - Traditional Bay Fronted Semi-Detached Property
- Backing onto Open Fields & Countryside
- Close to Belper Town & Excellent Amenities
- Requires Full Modernisation
- Lounge, Dining Room, Kitchen
- Three Bedrooms & Bathroom
- Generous Size Garden - Open Views
- Driveway for Two Cars
- No Chain Involved
- Offers Good Potential

OPEN VIEWS WITH POTENTIAL - This traditional bay fronted semi-detached house presents a remarkable opportunity for those seeking a project to make their own - NO CHAIN.

While the house requires full modernisation and improvements throughout, it offers a blank canvas for creative minds to transform it into a family home. The potential is significant, especially with the added benefit of backing onto open fields, providing a serene backdrop and a sense of space that is often hard to find in urban settings.

This property is being sold with no chain involved, allowing for a smoother and more efficient purchasing process. Whether you are a first-time buyer looking to invest in a property with great potential or a seasoned developer seeking your next project, this house on Kilbourne Road is certainly worth considering.

The Location

The property is close to the centre of Belper, which provides an excellent range of amenities including supermarkets, shops, education at all levels, Railway Station, public houses, restaurants and recreational facilities. Within the noted World Heritage Site. The village of Duffield is some three miles to the south and the City of Derby is eight miles to the south. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park, lies approximately ten miles to the west. For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.

Accommodation

Entrance Hall

3'9" x 3'8" (1.15 x 1.14)

With entrance door and staircase leading to first floor.

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Lounge

11'9" x 11'8" (3.59 x 3.58)

With fireplace with gas fire, deep skirting boards and architraves, high ceiling, coving to ceiling, double glazed bay window to front with leaded finish incorporating wooden bay seat with storage and internal panelled door.

Dining Room

10'9" x 8'10" (3.30 x 2.70)

With gas fire (back boiler system), internal window, deep skirting boards and architraves, high ceiling, picture rail, centre rows and door giving access to lean to kitchen.

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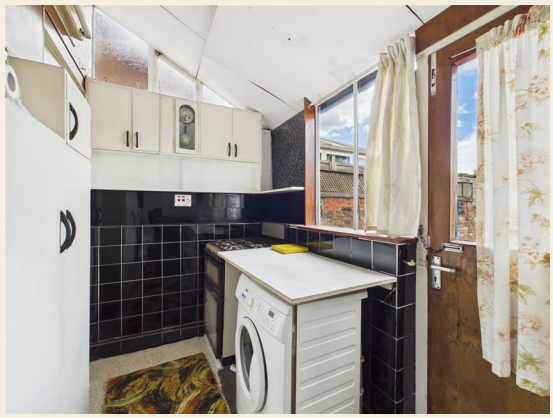
Kitchen

13'10" x 5'3" (4.24 x 1.61)

With sink with hot and cold tap, tile splashbacks, gas and electric cooker points, storage cupboards, plumbing for automatic washing machine and door to garden.



Bathroom

5'10" x 5'8" (1.78 x 1.75)

With bath with electric shower over, wash basin, WC and double glazed window.

First Floor Landing

15'1" x 2'5" (4.62 x 0.76)

With deep skirting boards and architraves, high ceiling, picture rail, access to roof space and double glazed window to side.

Bedroom One

8'2" x 7'5" (2.49 x 2.27)

With deep skirting boards and architraves, high ceiling, a range of built-in wardrobes and cupboards, picture rail, double glazed window to front with a leaded finish and internal door.

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Bedroom Two

10'10" x 7'1" (3.31 x 2.18)

With a range of built-in wardrobes and cupboards, built-in cupboard housing the hot water cylinder, deep skirting boards and architraves, high ceiling, double glazed window to rear, countryside views and internal sliding door.

Bedroom Three

7'6" x 6'4" (2.29 x 1.95)

With deep skirting boards and architraves, high ceiling, wall storage cupboards, picture rail, double glazed window to rear, countryside views and internal sliding door.

WC

5'1" x 2'11" (1.57 x 0.90)

With low level WC, corner wash basin, side window and sliding door.

Roof Space

Accessed via a loft ladder, boards for storage and potentially offers scope for a loft conversion (subject to planning permission).

Front Garden

The property is set back from the pavement edge behind a low maintenance fore-garden with natural stone wall and also provides off-road car parking.

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Rear Garden

Being of a major asset to the sale of this particular property is its generous sized, sunny rear garden backing onto open fields and countryside. The garden has shaped lawns with flower beds, patio areas, seating areas and a range of storage sheds.

Driveway

A paved driveway to the front of the property provides car standing spaces for two cars.

Council Tax Band A

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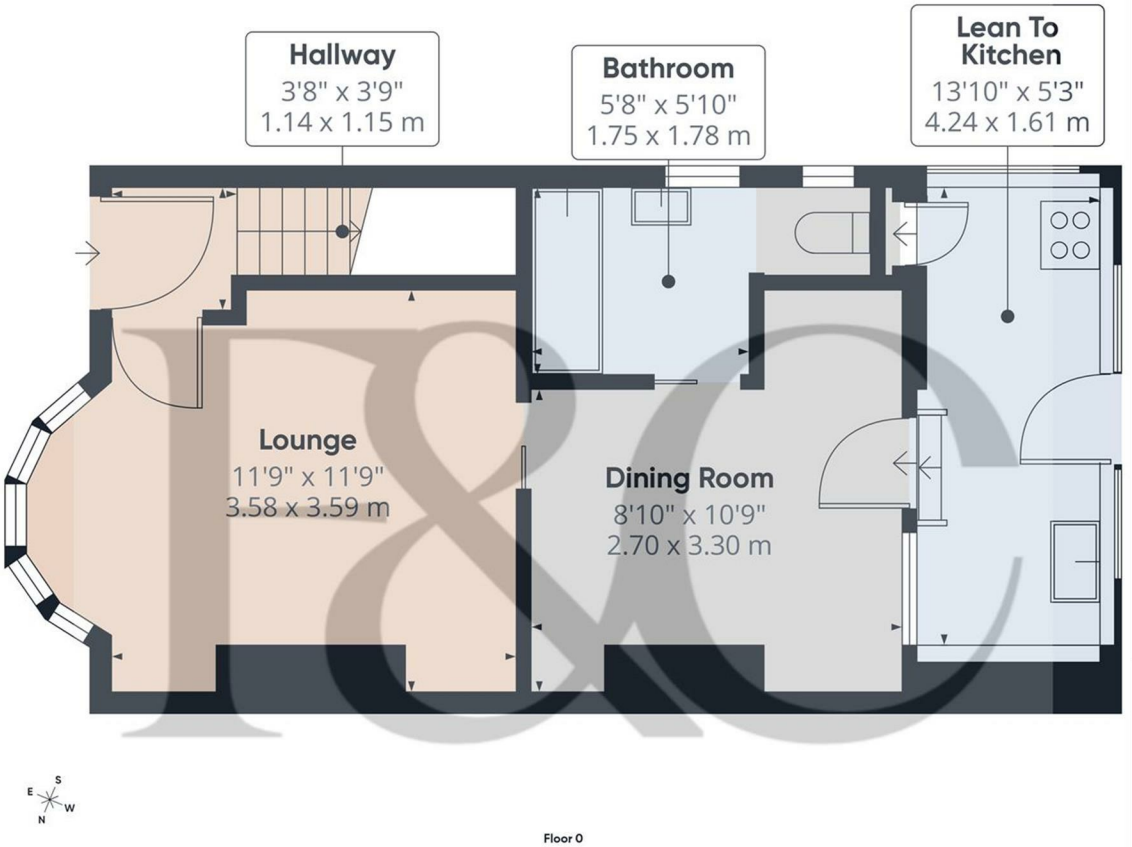

Approximate total area(1)

413 ft²

38.4 m²

(1) Excluding balconies and terraces

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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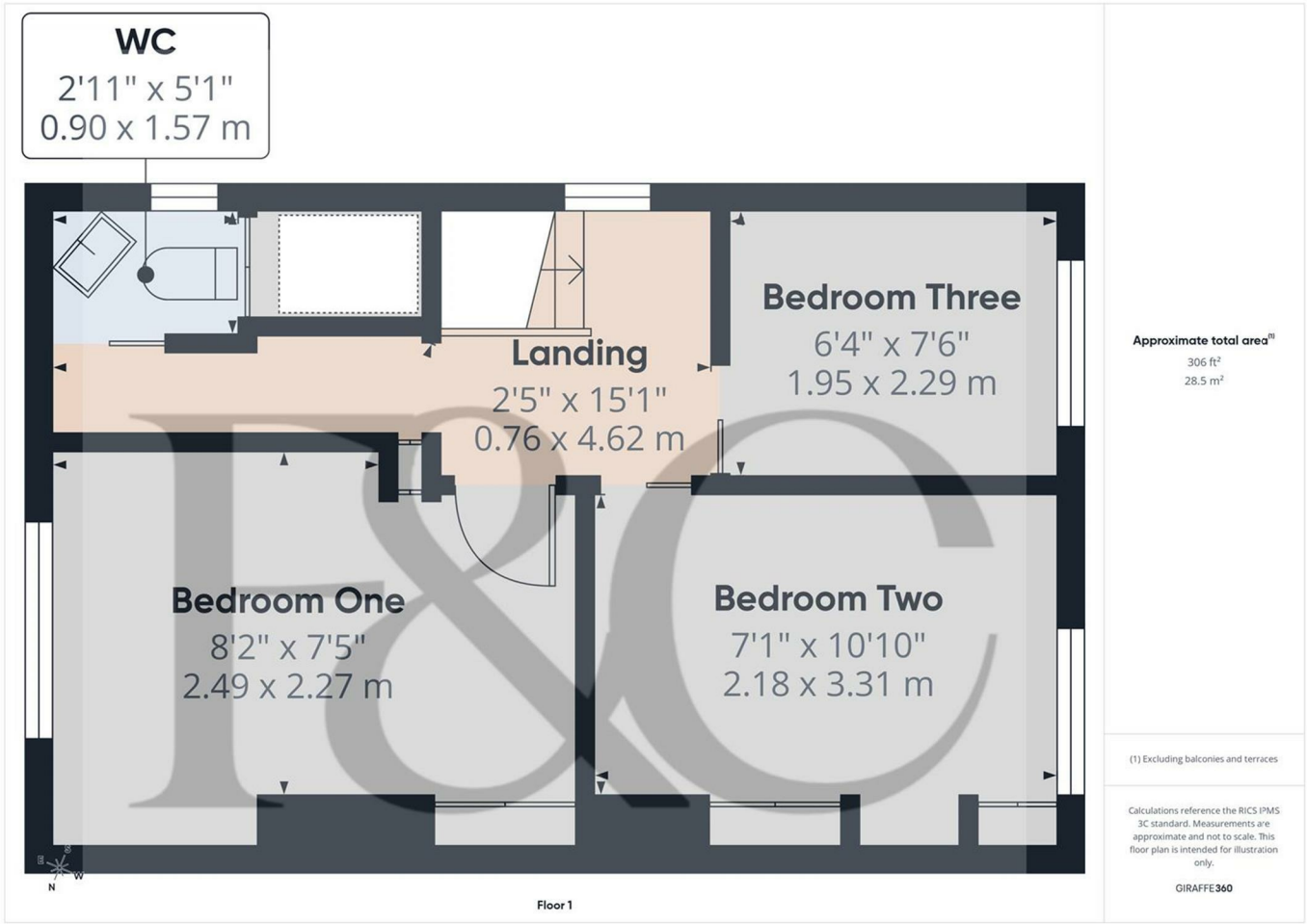
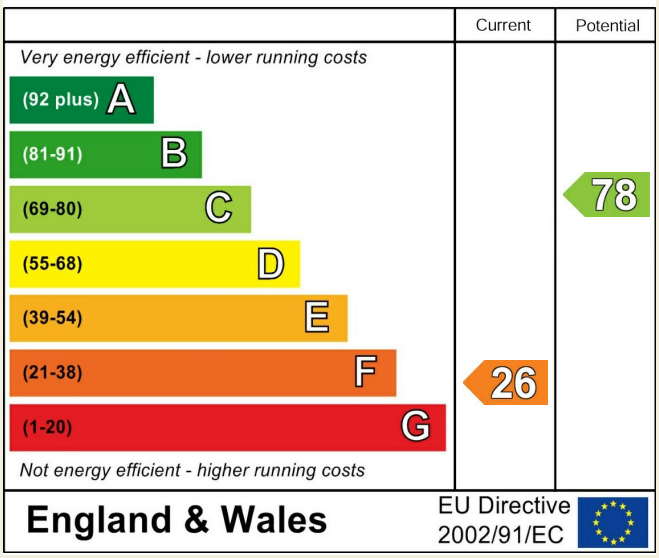
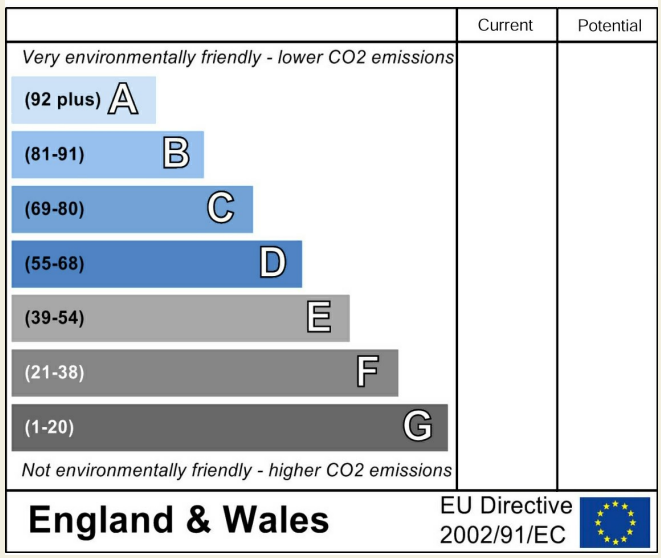


Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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