

Fletcher & Company

25 Campbell Street, Belper, DE56 1AP

Offers Around £215,000

Freehold



- A Characterful House Located In Central Belper
- Within Walking Distance Of Shops, Restaurants And Other Amenities
- A Comprehensively Fitted Dining Kitchen
- Sitting Room With Stairs Off
- Two Bedrooms To The First Floor
- Modern Bathroom With A Three Piece Suite
- Double Glazed And Gas Central Heating Throughout
- A Driveway Providing Off Road Parking
- Delightful Courtyard Garden With Summerhouse And Shed
- Excellent Road And Rail Links To Major Towns And Cities





Summary

Located in the heart of Belper, on the charming Campbell Street, this characterful end-terraced house presents an excellent opportunity for those seeking a delightful home in a vibrant town centre. Within walking distance of a variety of shops, cafes, restaurants, bars, supermarkets and 'The Ritz' independent cinema. An ideal purchase for a single buyer or couples looking to embrace town centre lifestyle.

This delightful house has a comprehensively fitted dining kitchen which leads to a cosy and welcoming sitting room. Stairs lead off to the first floor where a split landing leads to a double main bedroom which enjoys views of Belper and countryside of The Chevin beyond. The second bedroom is currently used as a home office/study (ideal for those working from home) but is a single bedroom. A bathroom completes the first floor accommodation and is appointed with a three piece suite with shower over the bath, a vanity wash hand basin and WC.

Outside is a delightful, low maintenance, courtyard garden which enjoys a south facing aspect and is ideal for relaxing, dining and entertaining. A substantial timber summer house is also ideal for entertaining, as a 'work from home' space, a hobby room or general storage. The garden offers views of Belper and the surrounding countryside, providing a serene backdrop to your daily life.

One of the standout features of this home is a driveway providing off-road parking, for two cars, a rare find in such a central area, ensuring convenience for residents and visitors alike.

The house is well positioned for easy access to the A6, A38 and M1. Belper bus station is within walking distance as is Belper train station which enables links to Derby, Nottingham, The Peak District, London St Pancras and other major cities. Open countryside is also on the doorstep.

F&C

The Location

Located in the heart of Belper town centre, within walking distance of King Street, Bridge Street and New Road. Belper has a fabulous range of shops, cafes, restaurants and an independent cinema. Belper bus station provides easy links to local villages, towns and the cities of Derby and Nottingham. Belper also has a railway station providing links to Derby, Nottingham, London St Pancras and other major cities. The A6 enables swift access to The Peak District.

Accommodation

Ground Floor

Dining Kitchen

11'11" x 10'5" (3.65 x 3.18)

Comprehensively fitted with a range of cream shaker style base cupboards, drawers, eye level units and glass fronted display cabinet with a complementary roll top worksurface over incorporating a sink/ drainer unit with mixer tap. Integrated appliances include a double electric oven and a four ring gas hob. There is space and plumbing for an automatic washing machine, space for a fridge/freezer, a tiled floor, tiling to the splashback areas and UPVC double glazed windows to the front and side providing views of the outdoor parking and courtyard area.



Living Room

16'9" x 11'10" (5.12 x 3.61)

Having a tiled floor and a UPVC double glazed window to the front. We are informed by the vendor that there is a fireplace which is currently concealed by a dresser unit and the vendor is happy to provide any interested party with details. Stairs lead off to the first floor.



First Floor

Landing

5'9" x 2'8" (1.77 x 0.83)

Having a split landing with an open bookcase and doors leading to both bedrooms and bathroom. There is a loft access via a ladder and is boarded with lighting.

Bedroom One

13'5" x 12'1" (4.11 x 3.69)

Having a central heating radiator, a built-in airing cupboard housing the boiler and cylinder, exposed painted floorboards and a UPVC double glazed window which provides far-reaching views of Belper and countryside beyond (The Chevin).



Bedroom Two/Study/Office

10'7" x 6'0" (3.25 x 1.83)

Having a central heating radiator and a UPVC double glazed window.



Bathroom

7'4" x 5'9" (2.25 x 1.76)

Appointed with a three piece modern white suite comprising a panelled bath with glass shower screen and electric shower over, a vanity wash handbasin with useful drawers beneath and a low flush WC. The bathroom has full, modern tiling to the walls, a tiled floor, a central heating radiator, a wall mounted over sink mirror with light and electric shaver point above and a wall mounted additional Dimplex heater. There is a wall mounted bathroom cabinet with additional towel rail. Having UPVC double glazed windows to the side and front elevation.



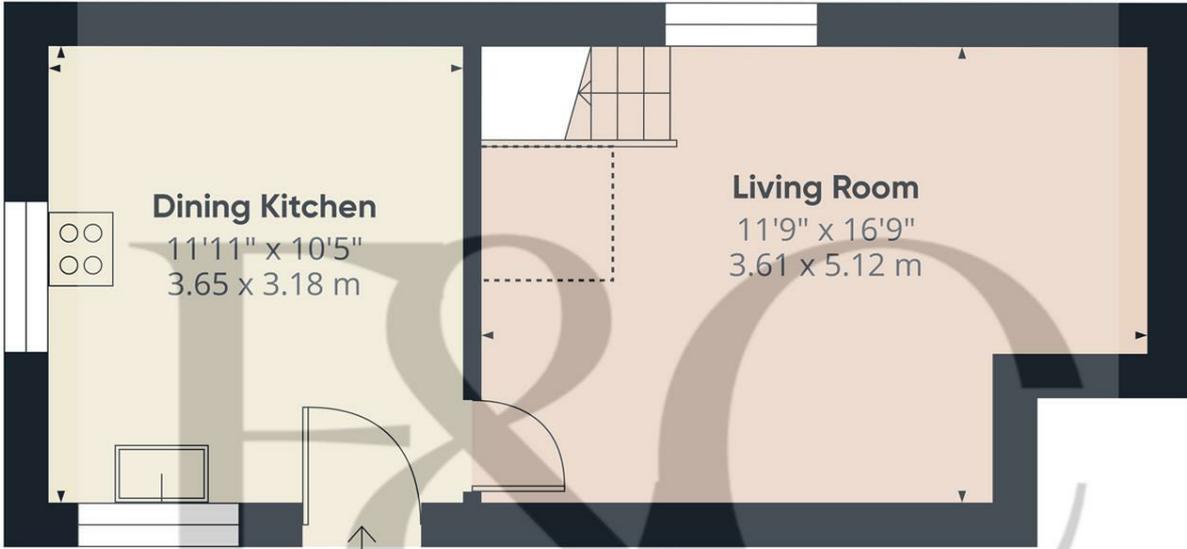
Outside

A real feature and benefit to this town centre cottage is a driveway which provides off road parking for up to two cars. A real rarity in central Belper.

There is a delightful, easy to maintain, courtyard garden which is block paved and is an ideal place to relax outside, dine and entertain. There is outside lighting and a cold water tap. In addition there is a timber summerhouse which could allow someone space to work from home, use for a hobby, to relax or use as storage.



Council Tax Band A



Floor 0

Approximate total area⁽¹⁾

313 ft²
29.1 m²

Reduced headroom

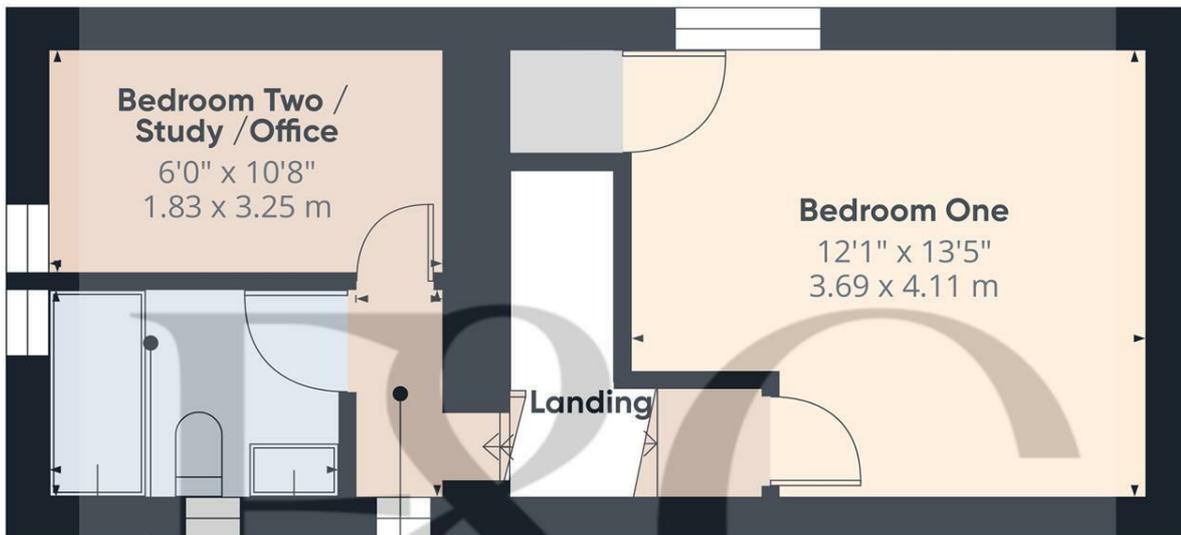
11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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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Floor 1

Approximate total area⁽¹⁾

290 ft²
26.9 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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25 Campbell Street
Belper
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Council Tax Band: A
Tenure: Freehold

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

