

The Cottage, 3 Green Lane, Belper, Derbyshire, DE56 1BY

Offers In The Region Of £155,000
Freehold



- A Well Presented Cottage In The Heart Of Belper Town Centre
- Within Walking Distance Of Shops, Bars, Restaurants And Cinema
- Open Plan Living Room/Dining Kitchen
- One Double Bedroom
- Modern Bathroom With White Suite
- Double Glazed And Gas Central Heating
- Delightful Courtyard
- Easy Reach Of The A6,A38, Train Station And The Peak District
- Ideal Landlord Option As Currently With Tenant In Situ
- Ideal For First Time Buyer Or Investor





Summary

Nestled in the charming heart of Belper Town Centre, The Cottage on Green Lane presents a delightful opportunity for both first-time buyers and seasoned investors alike.

This superbly presented house boasts an open plan living room and dining kitchen, creating a warm and inviting space perfect for relaxation and entertaining.

The property features one generously sized double bedroom, providing a comfortable retreat, alongside a modern bathroom that adds a touch of contemporary elegance. Its thoughtful layout maximises the use of space, making it an ideal home for individuals or couples seeking a quaint yet functional living environment.

Convenience is at the forefront of this location, with an array of shops, restaurants, and cafes just a stone's throw away, ensuring that all essential amenities are within easy reach. Furthermore, the property offers excellent transport links, with the A6 and A38 nearby, as well as rail connections to London St Pancras and other major cities, making it a perfect base for commuters.

Currently tenanted, this cottage presents an attractive investment opportunity for landlords looking to expand their portfolio. With its prime location and appealing features, The Cottage is not just a house; it is a wonderful place to call home or a promising addition to your investment strategy. Do not miss the chance to explore this charming property in the vibrant town of Belper.

F&C

The Location

The property is within minutes to the centre of Belper, which provides an excellent range of amenities including a supermarket, shops, education at all levels, Railway and Bus Station, public houses, restaurants and recreational facilities.

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. Matlock bath is 10 miles to the north.

For those who enjoy the outdoor pursuits the nearby Derbyshire countryside provides some delightful scenery and walks along the banks of the River Derwent.

The Accommodation

Ground Floor

Open Plan Living Room/Kitchen

15'10" x 11'6" (4.84 x 3.53)



Kitchen Area

Approached via a UPVC double glazed door with frosted glass insert and appointed with a range of modern base cupboards, drawers and eye level units with a complementary work surface over incorporating a sink drainer unit with mixer tap. Integrated appliances include an electric oven, hob, extractor fan with light, refrigerator and freezer. There is also a dishwasher.

Living Area

Having a contemporary style radiator and a UPVC double glazed window to the front. Having inset spotlighting to the ceiling and a useful understairs cupboard which provides storage space. Having a wall mounted boiler (serving domestic hot water and central heating system). Stairs lead off to the first floor.

First Floor

Landing

3'11" x 3'11" (1.20 x 1.20)

Having doors providing access to the bedroom and bathroom and having inset spotlighting to the ceiling.

Double Bedroom

11'7" x 8'5" (3.54 x 2.57)

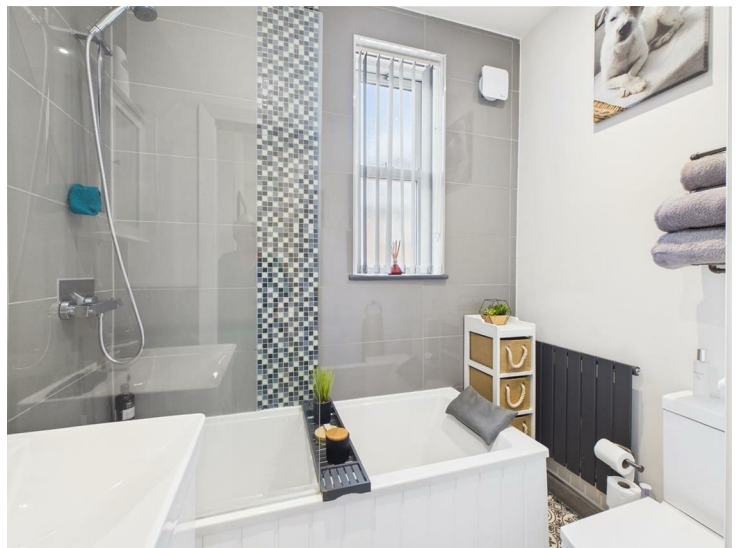
Having access to the roof space, inset spotlighting, a contemporary column style radiator and a UPVC double glazed window to the front elevation.



Bathroom

6'11" x 4'8" (2.13 x 1.44)

Appointed with a modern three piece white suite comprising a panelled bath with glass shower screen and mixer shower over, a vanity wash handbasin with useful cupboards beneath and a low flush WC. There is a contemporary modern tiling to the walls, a wall mounted bathroom cabinet with mirrored front, an extractor fan, inset spotlighting and a contemporary column style radiator.



Outside

To the front of the property there is a delightful fore-garden which has a wall to the surround and is mainly slate chipped, providing an ideal space for outdoor entertaining.

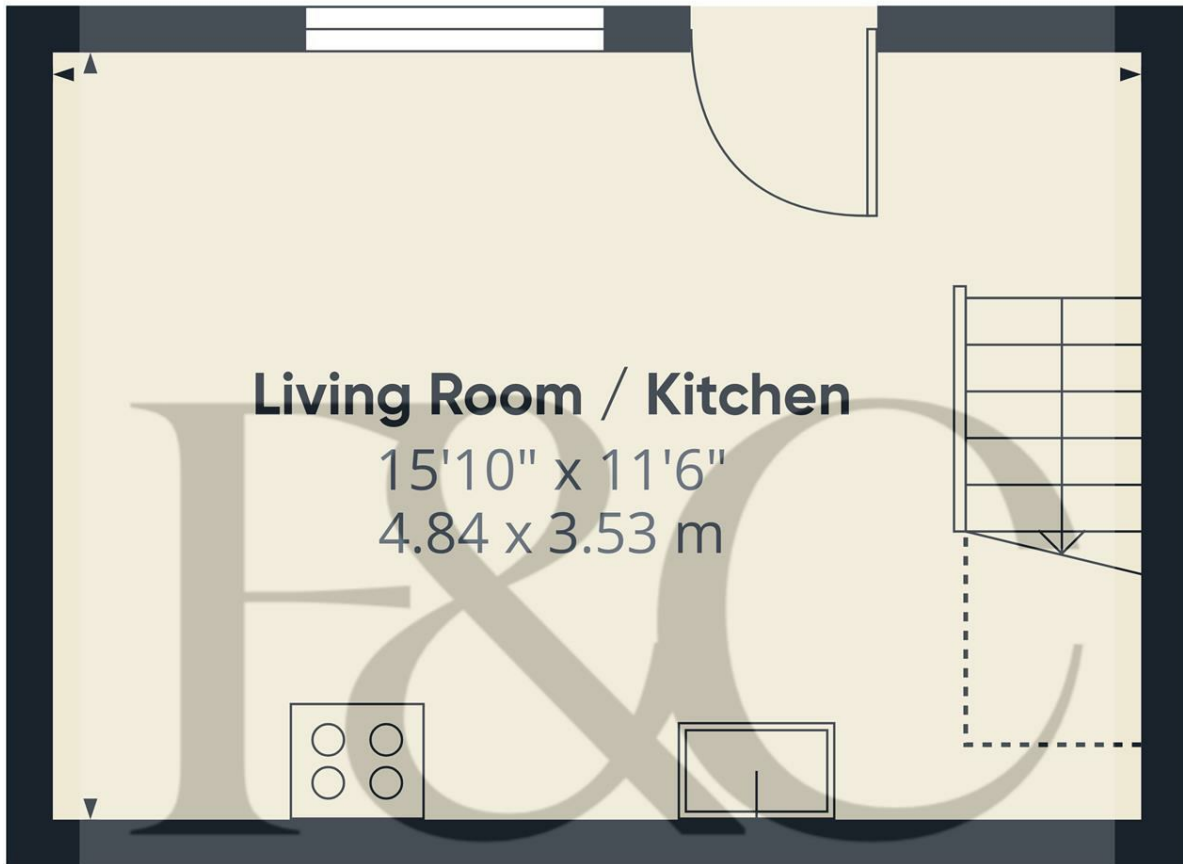


Current Tenancy Information

The property is currently let via Fletcher and Company and we are informed that the tenant would be willing to remain should a landlord be interested in purchasing. More details available upon request.

Should an owner occupier wish to purchase then availability is subject to a four month notice period for the tenant to vacate.

Council Tax Band A



Living Room / Kitchen

15'10" x 11'6"

4.84 x 3.53 m

Floor 0

Approximate total area[®]

183 ft²

17 m²

Reduced headroom

11 ft²

1 m²

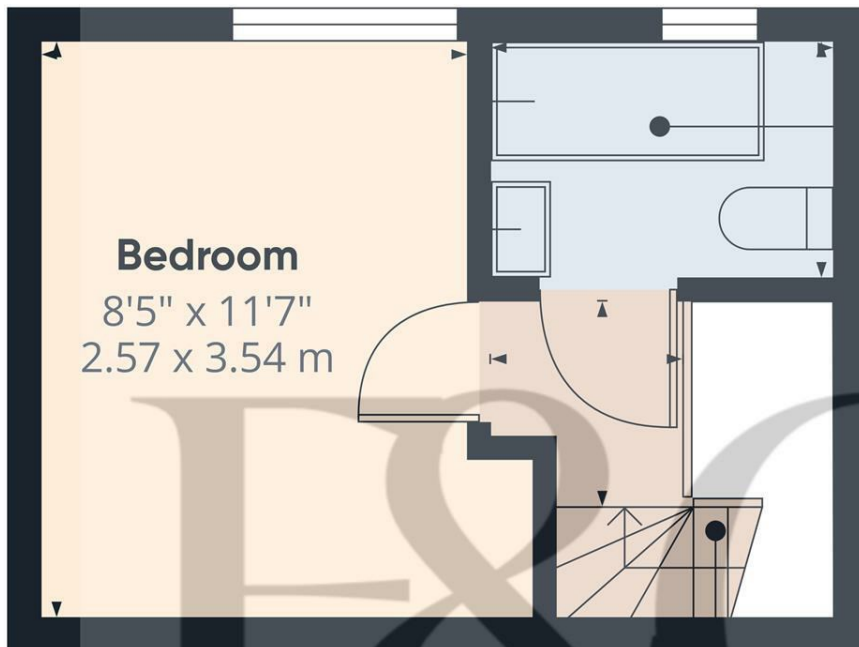
(1) Excluding balconies and terraces

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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Bedroom

8'5" x 11'7"
2.57 x 3.54 m

Bathroom

6'11" x 4'8"
2.13 x 1.44 m

Landing

3'11" x 3'11"
1.20 x 1.20 m

Floor 1

Approximate total area[®]

161 ft²

15 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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The Cottage, 3 Green Lane
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Council Tax Band: A
Tenure: Freehold

