Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



19 Bakers Hill, Heage, Belper, DE56 2BL

£140,000

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Offered with vacant possession/ no chain. A beautifully presented Victorian cottage situated in a quiet back water location in the popular village of Heage. The low maintenance accommodation has a courtyard garden. Viewing is strongly recommended.







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The welcoming accommodation comprises a sitting room, fitted breakfast kitchen with integrated appliances rear lobby, ground floor shower room and two double bedrooms.

Benefitting from recently upgraded gas central heating with a combi boiler and UPVC double glazed windows and doors.

To the front of the property is a walled fore garden and arear courtyard garden with outhouses.

Renowned for its historic Windmill, Heage is a sought after village with excellent primary school, parish church, popular pubs and country walks. Belper is within easy reach, with its busy railway station, varied shopping and leisure facilities. There is easy access to Derby and Nottingham via major road links ie. A38 and M1, whilst the A6 provides the gateway to the stunning Peak District.

ACCOMMODATION
A half glazed UPVC entrance door allows access.

SITTINGROOM
12 x 11'6 (3.66m x 3.51m)
A cosy room with a UPVC double glazed window to the front enjoying views, wood grain flooring, decorative coving, radiator, TV aerial point and a recessed fireplace with a modern electric fire.

FITTED KITCHEN
8'9 x 8'5 (2.67m x 2.57m)
Beautifully appointed with a range of modern wood grain base cupboards, drawers and eye level units with matching work surface over incorporating a composite sink drainer with mixer taps and mosaic splash back tiling. Integrated electric oven, gas hob, fridge freezer and washing machine. There is terracotta tiled flooring, exposed brick feature wall, inset spot lighting, radiator, UPVC double glazed window to the rear and stairs climb off to the first floor. A useful understairs store has light, power ad shelving.

REAR LOBBY
Having terracotta tiled flooring and a half glazed UPVC entrance door.

GROUND FLOOR SHOWER ROOM
Newly updated with a double shower enclosure with a double shower enclosure with a thermostatic rainfall shower, stylish black vanity wash hand basin and a low flush WC. There is splash back panelling, heated towel radiator, extractor fan, vinyl flooring and a UPVC double glazed window to the rear.

TO THE FIRST FOOR

BEDROOM ONE
12' x 11'6 (3.66m x 3.51m)
There is a built-in wardrobe with hanging and

shelving, radiator, UPVC double glazed window to the front elevation enjoying countryside views and a built-i cupboard with the electrical installation.

BEDROOM TWO

10' x 8'9 (3.05m x 2.67m)

There is a UPVC double glazed window to the rear elevation, radiator and an in-built cupboard houses the Vaillant combi boiler (serving the domestic hot water and central heating system).

OUTSIDE

To the front of the property is a walled fore garden. To the rear of the property is a shared courtyard garden.





Road Map



Hybrid Map



Terrain Map



Floor Plan

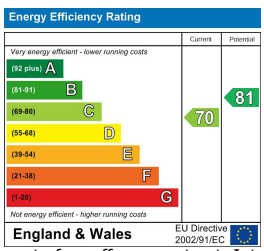


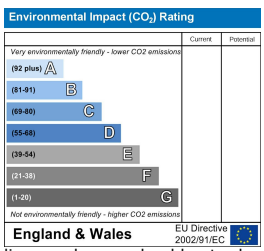
Whilst every attempt had been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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