

**A DELIGHTFUL GRADE II LISTED CHARACTER COTTAGE WITH FAR
REACHING VIEWS OVER THE SURROUNDING COUNTRYSIDE**

13 WEST TERRACE, MILFORD, DERBYSHIRE, DE56 0RF



PRICE: O/A £157,500

NO UPWARD CHAIN

Well suited to first time buyers/professionals, as an investment opportunity or idyllic second home/holiday cottage

DESCRIPTION

A delightful Grade II Listed stone built terrace cottage retaining many fine original features. Occupying an enviable position with superb views over the historic village of Milford and surrounding countryside.

The accommodation is arranged over three floors and briefly comprises entrance porch, cloakroom, sitting room, kitchen, shower room along with two double bedrooms. Externally there is a pleasant garden.

Providing an ideal combination of semi-rural living with the convenience of being only a short drive of Belper, Duffield and Derby via the A6, each with railway station offering easy onward travel.

ACCOMMODATION

A front entrance door opens into the

Entrance Porch 4.11m x 1.08m (13'5 x 3'6)

With windows to the front overlooking the surrounding countryside. There is a door to the sitting room and door to the;

Cloakroom with low flush w.c., front aspect window and wall mounted central heating boiler.

Sitting Room 3.91m x 3.04m (12'10 x 10')

A characterful room with beamed ceiling, quarry tiled floor, cast iron feature fireplace with exposed brick chimney breast, front aspect window and radiator. Doors lead to the kitchen and shower room.



Kitchen 2.18m x 1.60m (7'2 x 5'3) overall measurements. Comprising wall and base units, gas cooker point with appliance space, work surface with inset stainless steel sink, front aspect window, beams

to the ceiling, quarry tiled floor and staircase leading to the first floor with under stair shelving.



Shower Room

With vaulted ceiling, wet room style shower with glass block screen and mains control shower, wash hand basin, low flush w.c., heated towel rail, part tiled walls and tiled flooring.

First Floor Landing

With front aspect window and radiator. Staircase leading to the second floor with built in cupboard housing the fuse box.



Bedroom 1 3.52m x 3.05m (11'7 x 10')

With beams to the ceiling, radiator and front aspect window with superb views.

Second Floor Landing with in built cupboard and front aspect window.



Bedroom 2 3.52m x 2.99m (11'7 x 9'10)

With exposed stone wall, radiator, loft access and front aspect window with superb views.

OUTSIDE

To the front of the property there is a paved fore court, beyond which there is a walkway providing access to the neighbouring cottages. From the walkway there are stone steps leading down to a garden laid to grass planted with bushes, shrubs and trees.



SERVICES

It is understood that all mains services are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in band A.

EPC RATING exempt.

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref: FTA2200

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.
The particulars form no part of a contract or lease.