

**FLAT 1
88 HOPEWELL ROAD
MATLOCK
DERBYSHIRE DE4 3JN**



O A £150,000

A spacious two / three bedroom flat with garden and parking opportunity.

Occupying the whole first floor (upper ground floor) of this attractive stone building which fronts Smedley Street, this generously proportioned two bedroom accommodation retains period features and offers opportunity to create a stylish town home. The building is well maintained and there is the benefit of a garden and parking potential, accessed off Hopewell Road.

Lying close to County Hall and half a mile from Matlock's town centre facilities. The location is particularly convenient also for access to the surrounding Derbyshire Dales countryside and travel to the neighbouring market towns and centres of employment.

- Spacious 2/3 bed flat
- Period features retained
- Well maintained
- Garden and parking potential
- Convenient location
- Viewing recommended

PHOTO GALLERY:



Accommodation

The front door leads from the communal entrance to a central hallway.

Breakfast kitchen – 4.28m x 3.99m (14' 1" x 13' 1") fitted with a range of modern cupboards and drawers, work surfaces, stainless steel sink unit and with a gas cooker point. Features of the room include a black York range and period gas light point. Front facing uPVC double glazed window, wall mounted gas fired condensing boiler.

Sitting room – 3.98m x 5.15m average (13' 1" x 16' 11") generously proportioned with garden facing window.

Bedroom 1 – 3.75m x 3.55m (12' 4" x 11' 8") including a feature painted fireplace and front facing window.

Bathroom – 3.15m x 2.63m (10' 4" x 8' 8") generously proportioned and fitted with a modern white suite to include low flush WC, pedestal wash hand basin and panelled bath with mixer shower and dry board splash backs.

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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.

Bedroom 2 – 3.75m x 3.80m (12' 4" x 12' 6") again, with a similar feature fireplace and front facing window.

OUTSIDE

An area of grassed garden and potential to create parking if required.

TENURE – Leasehold: a new long lease to be prepared with peppercorn ground rent and shared maintenance obligations. Full details to be confirmed.

SERVICES – All mains services are available to the property which benefits from gas fired central heating and uPVC double glazing. No test has been made on services or their distribution.

COUNCIL TAX – Band A.

EPC RATING – C.

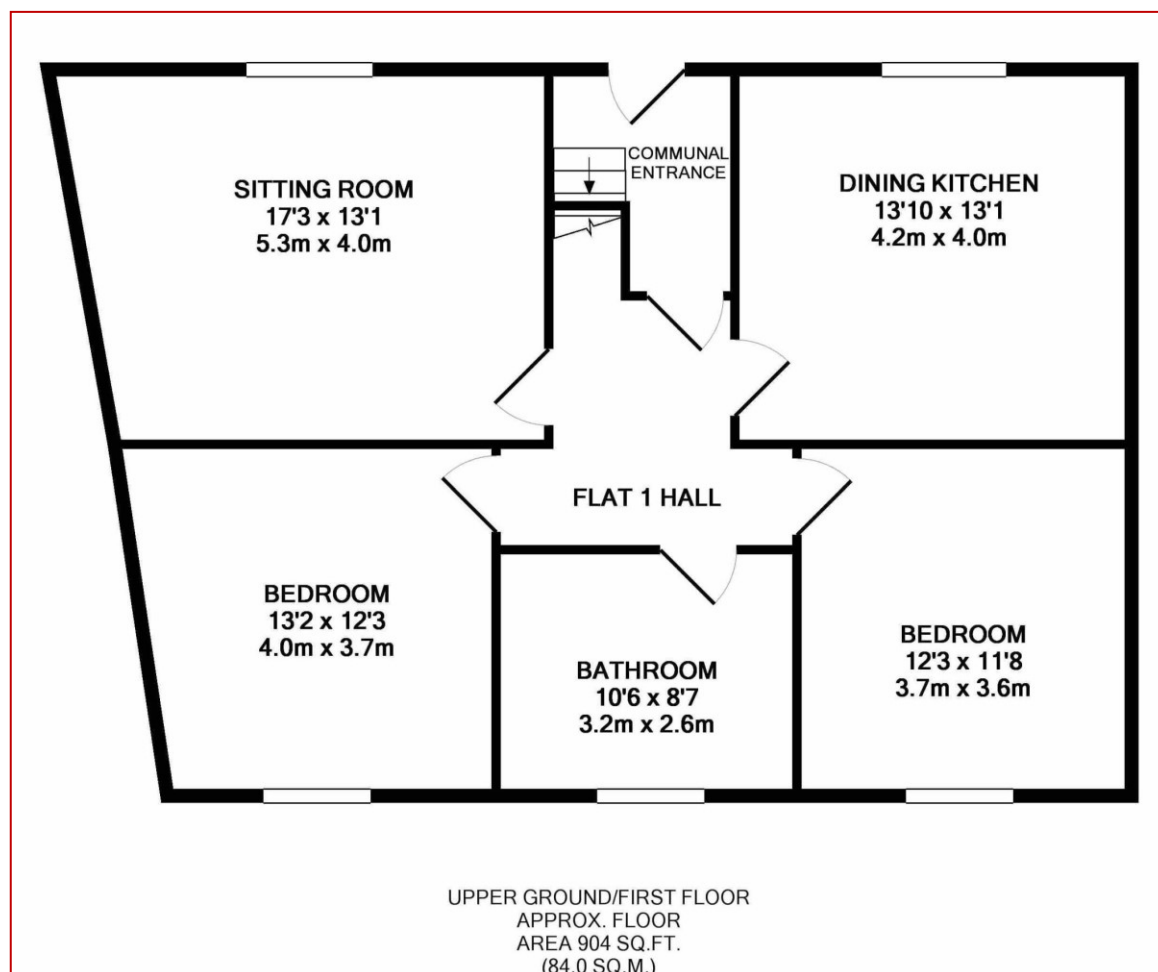
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – From Matlock Crown Square, take Bank Road rising out of the town and after approximately half a mile Hopewell Road can be found on the left hand side, just after the left turn into Smedley Street. The flat can be found on the left hand side, identified by the agents For Sale board.

VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9717

FLOOR PLAN



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