

**FLAT 2
88 HOPEWELL ROAD
MATLOCK
DERBYSHIRE DE4 3JN**



O A £150,000

A spacious and refurbished two / three bedroom flat enjoying a convenient town location.

Occupying the top floor of this attractive and traditional stone building, this generously proportioned loft apartment has recently been refurbished throughout with recent works including replacement roof, overhaul of the wiring and central heating together with new fittings to kitchen and bathroom. The loft roof lines and dormer windows add style and shape. Externally there is the benefit of a private garden which offers opportunity to create off street parking if required.

The property is excellent as a letting investment or for owner occupation where future occupiers will appreciate the convenient access to County Hall and the wide range of town shops and facilities. There is ready access to the delights of the surrounding Derbyshire Dales countryside and good road communications to the neighbouring market towns and centres of employment.

- 2 bed flat
- Spacious and refurbished
- Convenient town location
- New fittings to kitchen and bathroom
- Private garden
- Viewing recommended

PHOTO GALLERY:



Accommodation

A second floor flat, accessed from the communal entrance shared with Flat 1.

Central hall – accessed from the front door directly at the head of the stairs.

Sitting room – 5.20m x 4m (17' 1" x 13' 2") with broad dormer window and wood grain laminate flooring.

Kitchen – 4.20m x 4m (13' 10" x 13' 2") with dormer window overlooking the gardens and being recently refurbished and refitted with modern low levels wood block work surfaces, sink unit and mixer tap. There is ample room for daily dining and to one corner a built-in cupboard houses the gas fired combination condensing boiler, recently refitted.

Bathroom – refitted with a white suite to include wash hand basin, low flush WC and panelled bath with mixer shower taps.

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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 1 – 3.75m x 3.40m (12' 4" x 11' 2") with front facing dormer window.

Bedroom 2 – 3.45m x 3.75m (11' 4" x 12' 4") a second double bedroom with front facing dormer window.

Hobby room / bedroom 3 – 3.45m x 2.62m (11' 4" x 8' 7") with doors leading to and from each bedroom offering use as a dressing room, hobby room or adapting to an independent third bedroom, if required.

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.

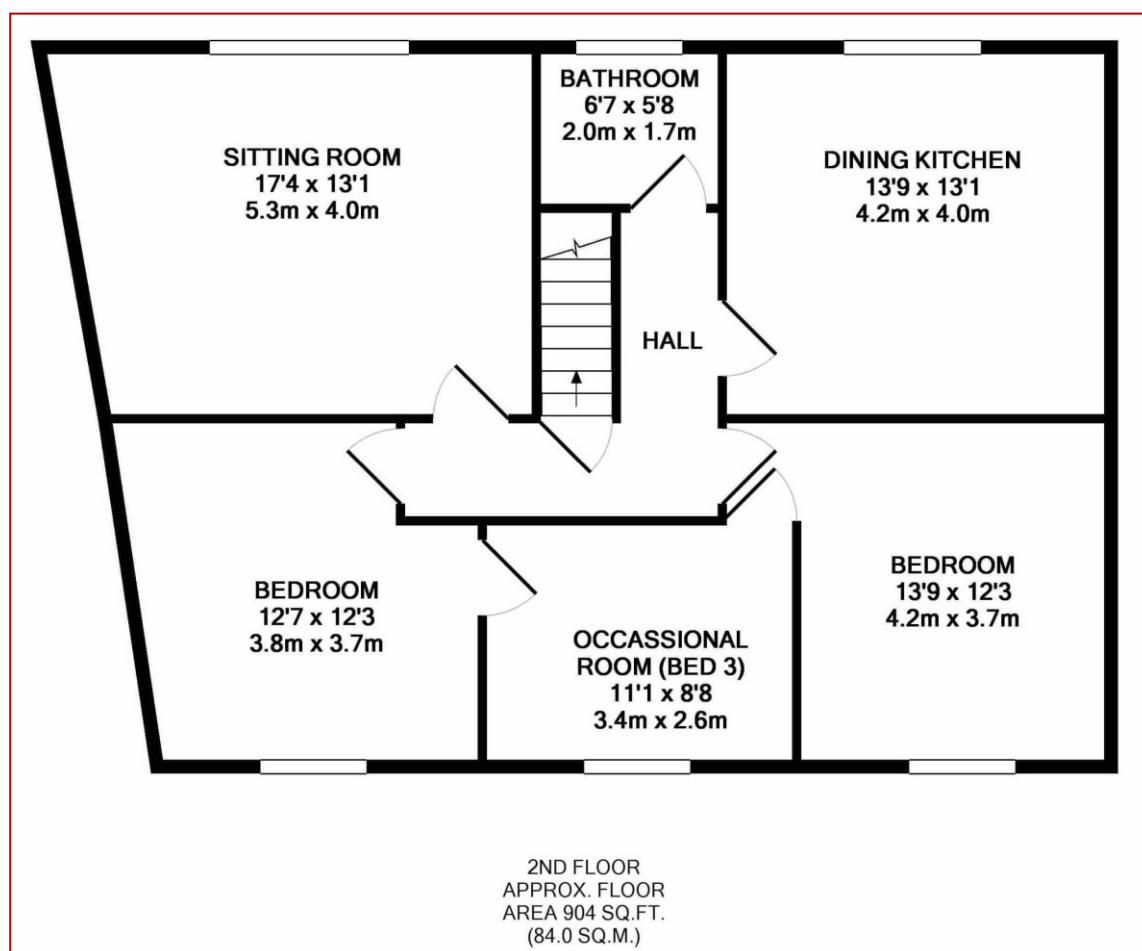
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

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: FTM9718

FLOOR PLAN



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