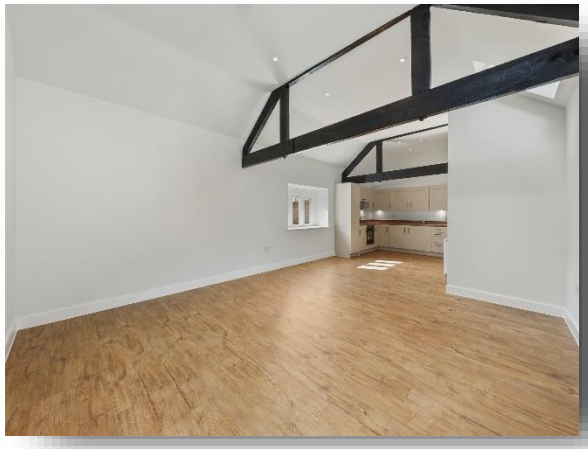
Tilling Close, Ambergate Belper DE56 2ND

bagshaws residential

welcome to

Tilling Close, Ambergate Belper

OPEN EVENT - 21ST MARCH. CONTACT US TO BOOK YOUR PLACE. This is an exception conversion being sold with a full 10 year builders warranty with STAMP DUTY PAID



Factory Shop Restoration

Kitchen Dining Living
29' 7" MAX x 15' 3" MAX (9.02m MAX x 4.65m MAX)

Downstairs

Principle Bedroom
11' 8" MAX x 8' 3" MAX (3.56m MAX x 2.51m MAX)

Principle Bedroom En- Suite

Second Bedroom
10' 5" MAX x 7' 2" MAX (3.17m MAX x 2.18m MAX)

Second Bedroom En- Suite

Outside

Woodland Heights

welcome to

Tilling Close, Ambergate Belper

- OPEN EVENT - 21ST MARCH. CONTACT US TO BOOK YOUR PLACE.
- *Stamp Duty Paid!!!
- 10 Year Build Warranty provided by ICW. Brand new electrics, heating and windows
- Shaker Style fitted kitchen to complement the home, with integrated appliances included
- Two fully fitted En-Suites

Tenure: Freehold EPC Rating: C

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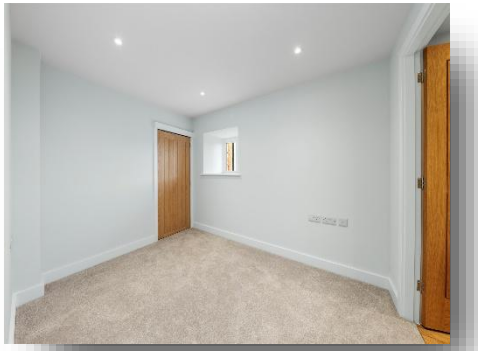
Fully renovated to an exceptional standard, this is a rare opportunity to own a traditional stone property with a 10 year build warranty. The Factory Shops are a fully converted building sitting on the extremely popular development Woodland Heights by Peter James Homes. This original stone building has been lovingly restored to create three wonderfully charming and unique homes, all configure with different internal layouts but all fitted with new windows, fully fitted kitchen diner with integrated appliances, well designed rooms, outside space and 2 parking spaces.



Awaiting Photograph

Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY121383

The Property Ombudsman

Property Ref:
DBY121383 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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