

**15 WELLINGTON STREET  
MATLOCK  
DERBYSHIRE DE4 3JP**



**OA £135,000 No Chain**

**A character two bedroomed, mid-terraced property within a convenient town location.**

Situated on the edge of Matlock's town centre and being within ready to County Hall and the local amenities of Smedley Street, this attractive stone built cottage presents an easily managed two bedroom home. The property is currently subject to a periodic tenancy with an Assured Shorthold Tenancy agreement in place and rent noted at £500 per calendar month.

The accommodation briefly comprises utility porch, fitted kitchen, ground floor bathroom, sitting room plus two first floor bedrooms. A cottage garden and outside stores lie to the front. The property presents an opportunity for the first time investor or perhaps long term speculator.

Matlock's town centre lies around half a mile away whilst good road communications lead to the neighbouring market towns of Chesterfield, Bakewell and Alfreton.

- 2 bed mid-terraced property
- Edge of town location
- Currently tenanted
- UPVC double glazing
- Gas fired central heating
- Cottage garden
- Outside stores
- No chain



**RICS**

**MATLOCK:** Archway Estate Office, 16 Crown Square, Matlock, Derbyshire DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk  
**ASHBOURNE:** 11 Church Street, Ashbourne, Derbyshire DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk



## ACCOMMODATION

A front UPVC entrance door with lead and stained glass detail gives access into the front entrance **utility porch** with ceramic tiled floor. Having plumbing for an automatic washing machine, central heating radiator, moulded work surface, front and side aspect UPVC double glazed leaded window and opening into the ...

**Kitchen** – 2.64m x 2.35m (8' 8" x 7' 9") with ceramic tiled floor and fitted with wall and floor mounted units beneath roll top work surfaces, inset stainless steel sink drainer and tiled splash backs. Having provisions for an electric oven and further free standing appliance space, tiled flooring running into an under stair **pantry store** with light and a further door opens into the ...

**Bathroom** fitted with a traditional white suite comprising bath with mains shower over, low flush WC, pedestal wash hand basin and being fully tiled to the floor and walls, front aspect UPVC leaded double glazed window, ladder chrome radiator and extractor fan.

**Living Room** – 3.83m x 3.65m (12' 7" x 12') having a stone fireplace, suitable for housing a solid fuel stove, with similar natural stone hearth, front and rear aspect UPVC double glazed windows, oak plank floor, central heating radiator, ceiling coving, recessed shelving and stairs rising to the ...

**First floor landing** with bulk head store.

**Bedroom 1** – 2.70m x 2.41m (8' 11" x 7' 11") having a front aspect UPVC double glazed window with leaded detail, cupboard housing the gas fired central heating boiler and central heating radiator.

**Bedroom 2** – 3.85m x 3.68m (12' 8" x 12' 1") being of comfortable double proportions and having a front aspect UPVC double glazed window, central heating radiator, loft access hatch and built in wardrobe.

## OUTSIDE

Having a shared front approach with a wrought iron gate opening to a private lawned garden with seating area and rockery border. A degree of privacy is gained via conifer hedges together with having two **outdoor stores**.

**TENURE** – Freehold. The property is currently let on a periodic Assured Shorthold Tenancy, the tenant having been in occupation for several years. The current rent is set at £500 per calendar month.

**COUNCIL TAX** – Band B.

**SERVICES** – All main 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.

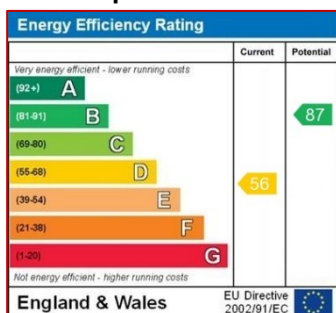
**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

**DIRECTIONS** – From Matlock Crown Square, take Bank Road rising out of the town and just beyond County Hall turn left into Smedley Street. Proceed for approximately 100 metres before taking the first right into Wellington Street and continue up the hill for approximately 100 metres where the property can be found on the left hand side identified by the agent's for sale board.

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

Ref: FTM9791

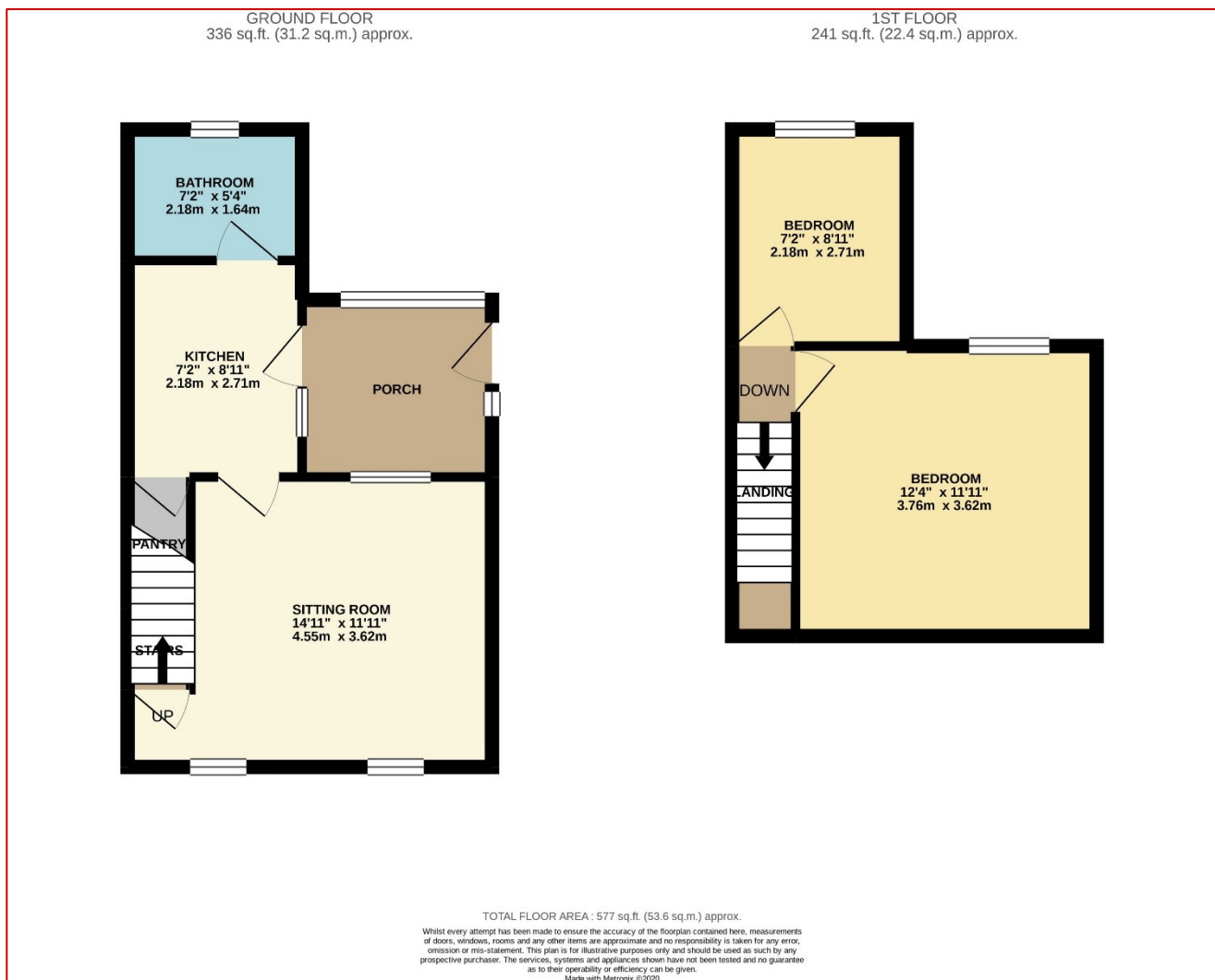
## EPC Graph



[www.fidler-taylor.co.uk](http://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.

## Floor Plan



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