

Alma Street, Alfreton.

£140,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this immaculate two bedroom terraced home, within walking distance of Alfreton Town Centre, local amenities and fantastic transport links. Ideally suited to first time buyers and those looking to downsize, we recommend an early internal inspection to avoid disappointment.

In brief, the modern and contemporary accommodation comprises of an open-plan Lounge and beautiful Kitchen, rear hallway and downstairs well-appointed Bathroom - with two bedrooms to the first floor. Externally, the rear of the property is laid to lawn with decking and a garden shed.

## FEATURES

- Two Bedroom Terraced Property
- Immaculately Presented Throughout
- Open-Plan Living/Kitchen
- Ideal First Home
- Conveniently Placed For Local Amenities
- Viewing Absolutely Essential



## ROOM DESCRIPTIONS

### Lounge

13' 11" x 12' 4" (4.24m x 3.76m) This lounge has laminate style floor, two column-style radiators and double glazed window to the front. The contemporary lounge is open plan to the Kitchen area.

### Kitchen Area

12' 2" x 10' 0" (3.71m x 3.05m) A beautiful kitchen, having a range of wall and base units with complementary work surfaces over incorporating a single drainer sink unit with mixer tap. Integrated four ring electric hob and oven with extractor hood over. Plumbing for the automatic washing machine, tile splash backs and double glazed window to the rear. Laminate style flooring and access to the rear hall.

### Rear Hall

Entrance door to the side, stairs to first floor accommodation and radiator. Access to the ground floor bathroom.

### Bathroom

6' 5" x 5' 4" (1.96m x 1.63m) A well-appointed three piece suite comprising of panelled bath with rainfall shower over, vanity unit with wash hand basin and low flush W.C. Heated towel rail, tile splash backs and floor, double glazed window to the rear.

### Landing

### Bedroom One

12' 3" x 10' 2" (3.73m x 3.10m) Double glazed window to the front and radiator.

### Bedroom Two

10' 1" x 7' 2" (3.07m x 2.18m) Double glazed window to the rear, access to the available roof space and cupboard housing the gas heating boiler.

### Outside

The rear of the property is laid to lawn, being larger than average in size having raised decking and garden shed.

### Council Tax

We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Disclaimer

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 will be 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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







FLOORPLAN & EPC

