

Alfreton Road, Pye Bridge, DE55 4PB

£125,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Mid Terrace Home
- Two Double Bedrooms
- Two Light & Airy Reception Rooms
- Modern Fitted Bathroom
- Three Piece Bathroom Suite
- Enclosed Low Maintenance Rear Garden
- Well Presented Throughout
- No Upward Chain
- Semi Rural Location
- Ideal For First Time Buyers & Buy To Let Investors

Our Seller says....

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29472490

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** SEARCHING FOR YOUR FIRST HOME? WELL SEARCH NO FURTHER! *** NO CHAIN *** This wonderful 2 bedroom home is the perfect place to start your home owning journey, being very well presented and upgraded this charming home boasts light and airy living space comprising a dining room, living room, modern fitted kitchen, 2 bedrooms, bathroom and a pleasant garden to the rear. Located in a popular area only a short drive from the retail parks at Somercotes and access to the A38 also not far from Selston country park, public transport that passes the front door and many local pubs, shops and schools nearby! Call our team today to get your viewing booked now!

Ground Floor

Dining Room

3.39m x 3.41m (11' 1" x 11' 2") UPVC entrance door, uPVC double glazed window to the front, radiator, laminate wood flooring and door to lounge.

Lounge

4.49m x 3.40m (14' 9" x 11' 2") Laminate wood flooring, feature fireplace with inset electric fire, stairs to first floor, radiator, uPVC French doors to the rear and door to kitchen.

Kitchen

4.01m x 2.01m (13' 2" x 6' 7") A range of wall and base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including electric oven and gas hob with extractor over. Cupboard housing wall mounted combination boiler, uPVC double glazed window to the rear and side, radiator, and uPVC door to the rear garden.

First Floor

First Floor Landing

Access to attic and doors to both bedrooms and bathroom.

Bedroom 1

5.40m x 3.42m (17' 9" x 11' 3") UPVC double glazed window to the front and radiator.

Bedroom 2

4.04m x 2.48m (13' 3" x 8' 2") UPVC double glazed window to the rear, storage cupboard and radiator.

Bathroom

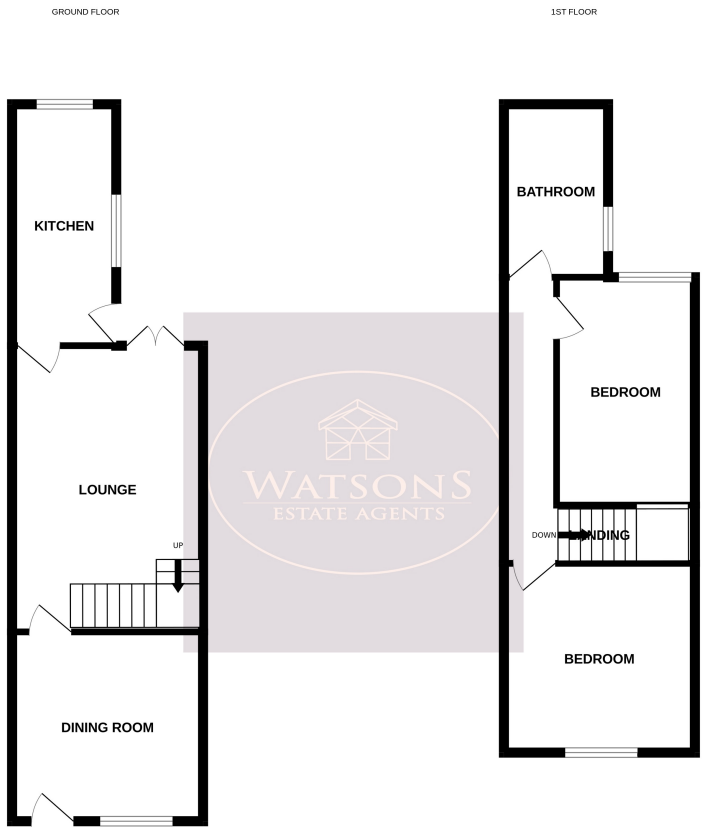
White three piece suite comprising of wc, pedestal sink and panel bath. Partially tiled walls, vinyl flooring, chrome heated towel rail and obscured uPVC double glazed window to the side.

Outside

To the front of the property is paved pathway leading to the entrance door with a gravel border and enclosed by a mixture of brick walls and timber fencing. The rear of the property features a paved patio seating area, with a paved stone path leading to the rear of the garden with a gravel border, there is a well established fruit tree and timber shed, and the garden is palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information, the gas central heating is located in the kitchen and was serviced approximately one year ago. There is a shared path to the rear of the property for the neighbours to access their own properties.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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