

FOR  
SALE



New Street, South Normanton, Alferton, Derbyshire DE55 2BS

£127,000 - Freehold

129, Market Street, South Normanton, Alferton, DE55 2AA 01773475129 Amy@salesandlettings.com



## PROPERTY SUMMARY

A GREAT FIRST TIME BUY OPPORTUNITY a central location in South Normanton. Having local amenities within walking distance, bus routes nearby and close to excellent road networks including the A38 and M1. Accommodation briefly consists of... A light and spacious lounge area with decorative fireplace, dining/living area with access through to the kitchen and family bathroom. Upstairs are two generously sized double bedrooms which are neutrally decorated. Outside is mainly laid to lawn with plenty of space for plants and furniture ready for your summer evenings in the garden.

## POINTS OF INTEREST

- Central Village Location
- Two Good Sized Reception Rooms
- Large Enclosed Rear Garden
- No Upward Chain
- Council Tax Band A



## ROOM DESCRIPTIONS

### **Lounge**

With uPVC door to the front, window to the front aspect, grey carpet, neutrally Decorated, decorative fire place, pendant light fixture and wooden door into the dining/living room.

### **Living/Dining**

With grey carpet, pendant light fixture, neutrally decorated, uPVC window to the rear and wooden door leading to the kitchen.

### **Kitchen**

With white gloss wall and base units, stainless steel sink, mixer tap, washing machine, pendant light fixture, uPVC window to the side aspect, wooden door to the family bathroom and uPVC door to the side aspect leading to the rear garden.

### **Family Bathroom**

Fitted with white three piece suite including bath and low flush toilet, fully tiled walls, tiled flooring, pendant light fixture and obscure uPVC window to the side aspect.

### **Bedroom One**

Neutrally decorated, pendant light fixture, grey carpet and uPVC window to the front aspect.

### **Bedroom Two**

Neutrally decorated, pendant light fixture, grey carpet and uPVC window to the rear aspect.

## MATERIAL INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** On Street.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Construction Type**

Brick

**Has the property been flooded in last 5 years?** No

**Flooding Sources:** None.

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





