

Alfreton Road, South Normanton.

£95,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties offer 'For Sale' this wonderful investment opportunity in South Normanton. Boasting sizeable plot and versatile living accommodation, we recommend an early internal inspection to avoid disappointment.

Internally, the property includes; Entrance Hall, Dining Room, Lounge, Kitchen and Bathroom to the ground floor with three double Bedrooms and further WC to the first floor.

Externally, the property has a front garden enclosed by mature shrubbery which (Subject to planning permission) would ideally be converted for off street parking and a sizeable rear garden mainly laid to lawn which is enclosed by a combination of timber fencing and mature shrubbery.

FEATURES

- Ideal Investment Opportunity
- Family Home with Potential
- Ideal for access to A38 & M1
- Close to an Excellent Range of Amenities
- Easily commutable to Alfreton



ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC door to front elevation with wall mounted radiator, double glazed window to front elevation and doorways accessing; Lounge, Dining Room and ample store cupboard which would ideally be converted into downstairs WC.

Lounge

13' 0" x 8' 3" (3.96m x 2.51m) With double glazed window overlooking rear garden, wall mounted radiator and carpeted flooring.

Dining Room

13' 1" x 10' 11" (3.99m x 3.33m) With double glazed window to front elevation, wall mounted radiator and tiled flooring.

Kitchen

3.52m x 2.37m (11' 7" x 7' 9") Featuring a range of base cupboards and eye level units with complimentary wood effect worktops and tiled splash back. Inset stainless steel sink is integrated whilst there is space for freestanding fridge freezer, gas cooker and under counter plumbing for washing machine/dishwasher. Tiled effect flooring, wall mounted radiator, UPVC double glazed door accessing rear garden and double glazed window to rear elevation complete the space. Access to Bathroom.

Bathroom

5' 11" x 4' 2" (1.80m x 1.27m) A two piece suite comprising; Bath with shower attachment and pedestal handwash basin. The suite is tiled to cover the units, whilst wall mounted radiator and double glazed obscured window to side elevation completes the space.

First Floor

Landing

Accessing all three Bedrooms and the WC. The carpeted space also houses double glazed window to rear elevation and loft hatch access.

Bedroom One

13' 8" x 11' 9" (4.17m x 3.58m) With double glazed window to front elevation, wall mounted radiator and fitted store cupboard.

Bedroom Two

13' 1" x 9' 5" (3.99m x 2.87m) With double glazed window to front elevation, wall mounted radiator and fitted store cupboard.

Bedroom Three

9' 10" x 7' 11" (3.00m x 2.41m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

WC

Featuring low level WC, wall mounted handwash basin and wall mounted radiator. Double glazed obscured window to rear elevation.

Outside

Externally, the property has a front garden enclosed by mature shrubbery which (Subject to planning permission) would ideally be converted for off street parking and a sizeable rear garden mainly laid to lawn which is enclosed by a combination of timber fencing and mature shrubbery.

Council Tax

We understand that the property currently falls within council tax band A, with Bolsover District 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.



EPC

