



Water Lane
South Normanton
Alfreton
Derbyshire
DE55 2GE

Offers in Excess of £464,000

bettermove

Water Lane Alfreton

Bettermove are proud to present this exciting investment opportunity to obtain 3 properties situated all one the same plot. This includes two 3 bedroom detached houses and one three bedroom flat available with no forward chain and welcoming cash buyers only.

These modern and spacious properties benefits from double glazing, gas central heating throughout and each have their own off street parking available via a driveway and garage. The council tax band is C for the detached houses and A for the 3 bedroom flat.

The properties are tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

Located in the popular village of South Normanton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M1, Alfreton Train Station and many local bus routes.

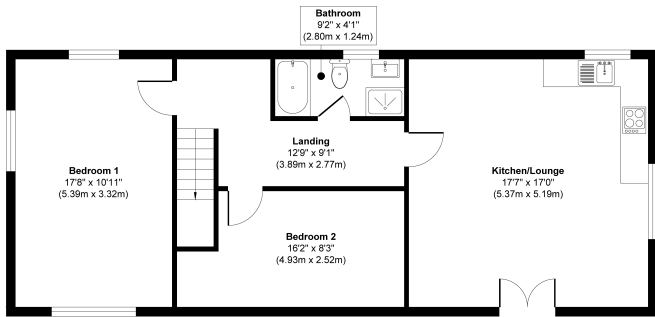
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

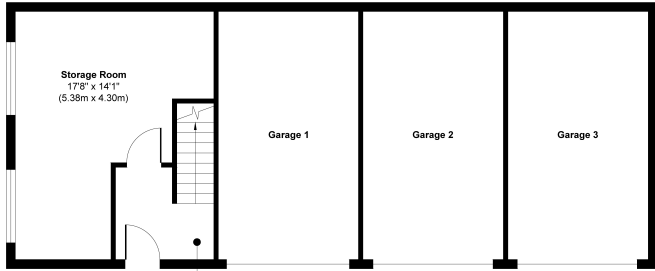
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





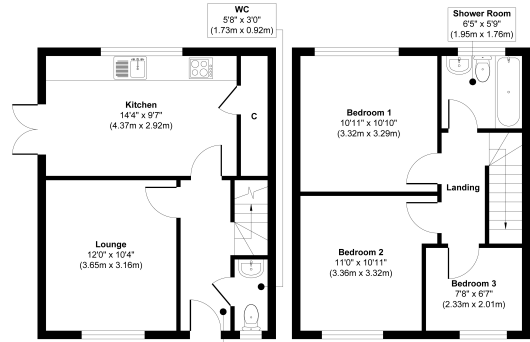
First Floor
Approximate Floor Area
794 sq. ft
(73.81 sq. m)



Ground Floor
Approximate Floor Area
248 sq. ft
(23.13 sq. m)

Approx. Gross Internal Floor Area 1042 sq. ft / 96.94 sq. m (Excluding Garages)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Approx. Gross Internal Floor Area 768 sq. ft / 71.52 sq. m
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