

Nottingham Road, ALFRETON, Derbyshire. DE55 7GL

£220,000 Freehold

FOR SALE



**DP** DERBYSHIRE  
PROPERTIES  
— SALES & LETTINGS —

## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer 'For Sale' this six bedroom property currently receiving an annual yield of £22,360.08 with further vacant room offering the ability to increase rental income. We recommend an early internal inspection to avoid disappointment.

## FEATURES

- Investment Opportunity
- Current rent £22,360.08 Per Calendar Year
- 6 Rooms, 1 Currently Vacant
- Kitchenette To Each Room
- Communal Kitchen
- Communal Courtyard
- Walking Distance To Alfreton Train Station
- Walking Distance To Alfreton Town Centre
- Calling All Investors



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

#### Kitchen

3.12m x 3.41m (10' 3" x 11' 2")

#### Bathroom

2.48m x 1.32m (8' 2" x 4' 4")

#### Bedroom One

4.17m x 3.64m (13' 8" x 11' 11")

#### Bedroom Three

3.31m x 3.08m (10' 10" x 10' 1")

#### Bedroom Four

3.12m x 2.48m (10' 3" x 8' 2")

### First Floor

#### Bedroom Two

APPROXIMATELY 4.17m x 3.64m (13' 8" x 11' 11")

#### Bedroom Five

3.02m x 3.07m (9' 11" x 10' 1")

#### Bedroom Six

1.93m x 3.33m (6' 4" x 10' 11")

#### Shower Room

2.05m x 1.75m (6' 9" x 5' 9")

### Council Tax

We understand that the property currently falls within council tax band B, 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.





