

Queen Street, South Normanton.

£103,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties offer to the market this two bedroom terrace property located in South Normanton. The property would be ideal for those seeking an investment of First time buyers.

Internally the property briefly comprises; Lounge, Dining Room, Kitchen and Bathroom to the Ground floor whilst there are two double Bedrooms to the First Floor.

Externally there is as rear enclosed courtyard that would prove a good entertaining space.

We anticipate high early interest so recommend an early internal inspection to avoid disappointment.

FEATURES

- Terraced House
- Great Transport Links
- Ideally Positioned For Access To A38 and M1
- Kitchen
- Rear Courtyard
- Investment Opportunity
- Great First Time Buy



ROOM DESCRIPTIONS

Lounge

4.25m x 3.10m (13' 11" x 10' 2") Accessed via UPVC door to the front elevation, there is a brick built feature fire place, wall mounted radiator, double glazed window to the front elevation and carpeted flooring. Open doorway to Stairs and Dining Area.

Dining Room

13' 0" x 12' 0" (3.96m x 3.66m) Accessed from the Lounge, the Dining Room has brick built mock fireplace, double glazed window to the rear elevation, wall mounted radiator and carpeted flooring. There is access to understairs storage cupboard and access to the Kitchen.

Kitchen

9' 1" x 7' 2" (2.77m x 2.18m) Featuring a range of base cupboards and eye level units, the Kitchen has laminate work surfaces, a one and a half bowl stainless steel sink, space for gas cooker/hob and plumbing for washing machine. There is a single glazed window to the side elevation, a UPVC door with obscured glass panel accessing the rear garden and tiled flooring.

Bathroom

8' 9" x 7' 3" (2.67m x 2.21m) A Three piece suite including: Bath with overhead shower fixture, pedestal hand wash basin and toilet. The walls are partially tiled around the bath, the flooring is vinyl, there is a mini wall mounted radiator and there is a single glazed obscured window to the rear elevation.

First Floor

Landing

A carpeted landing area providing access to Bedroom One and Bedroom Two.

Bedroom One

13' 3" x 12' 0" (4.04m x 3.66m) With single glazed window to the rear elevation, wall mounted radiator, carpeted flooring and in built storage cupboards providing ample hanging space.

Bedroom Two

14' 0" x 10' 2" (4.27m x 3.10m) With double glazed window to the front elevation, wall mounted radiator, carpeted flooring and in built storage closet over the stairs.

Outside

Externally there is as rear enclosed courtyard that would prove a good entertaining space. The property has shared access to the rear.

Council Tax

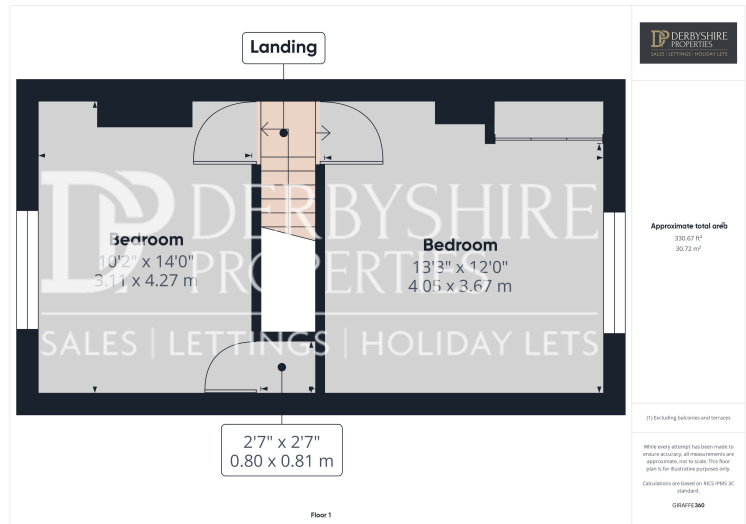
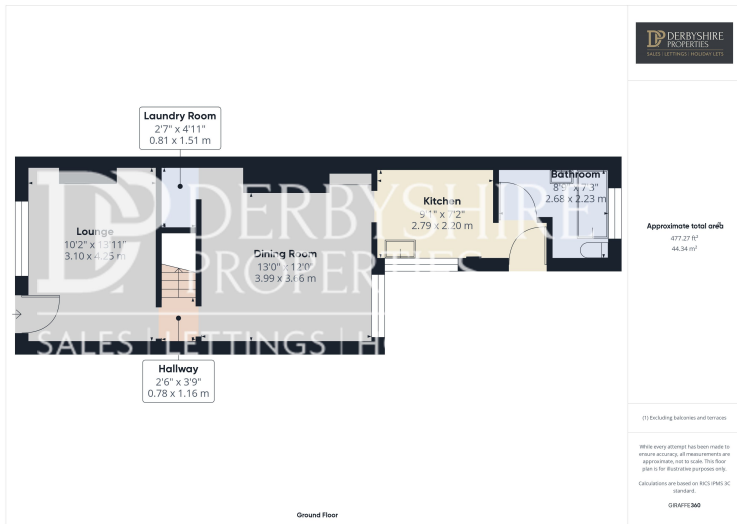
We understand that the property currently falls within council tax band A, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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.



FLOORPLAN & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	