

Nottingham Road, Alfreton.

£140,000

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

DERBYSHIRE
PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this newly renovated two bedroom home within walking distance of Alfreton town centre. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance, Lounge, Breakfast Kitchen and WC to the ground floor with two double Bedrooms and family Bathroom to the first floor. Externally, the property benefits from sizeable rear garden mainly laid to lawn with brick built outhouse providing outdoor storage.

FEATURES

- Perfect First Home
- Perfect for access to A38 and M1
- Walking distance to local amenities
- Great First Time Buy
- Double Bedrooms
- Viewing an Absolute Must
- Renovated Throughout



ROOM DESCRIPTIONS

Lounge

11' 9" x 10' 9" (3.58m x 3.28m) With double glazed window to front elevation, wall mounted radiator, spotlights to the ceiling, TV point and carpeted flooring.

Kitchen

11' 8" x 10' 6" (3.56m x 3.20m) Featuring a range of base cupboards and eye level units with complimentary worktops over and tiled splashback covering the space. Wood effect flooring runs throughout whilst; Gas oven, electric hob with accompanying extractor hood and inset sink all feature. Double glazed window is situated to rear elevation. Wall mounted radiator, spotlights to ceiling and access to fitted Pantry cupboard form the rest of the space.

Downstairs WC

Featuring low level WC and handwash basin with tiled splashback to cover both units. Double glazed obscured window to rear elevation.

First Floor

Landing

Accessing both Bedrooms and the family Bathroom.

Bedroom One

11' 8" x 10' 9" (3.56m x 3.28m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

10' 9" x 9' 9" (3.28m x 2.97m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Fitted over stairs cupboard provides valuable storage capacity.

Bathroom

7' 7" x 5' 3" (2.31m x 1.60m) A tiled three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Tiled flooring runs throughout whilst wall mounted heated towel rail and double glazed obscured window to rear elevation completes the space.

Outside

Externally, the property benefits from sizeable rear garden mainly laid to lawn with brick built outhouse providing outdoor storage.

Council Tax

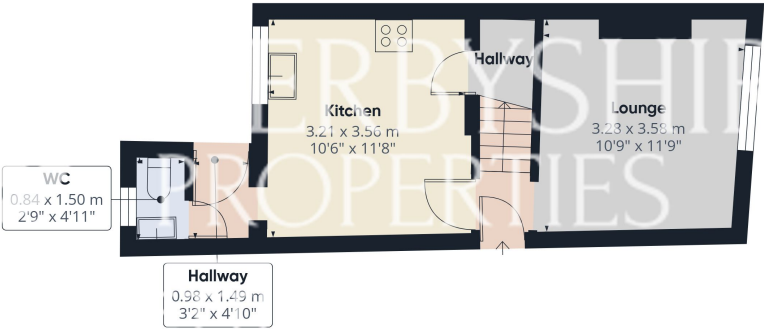
We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

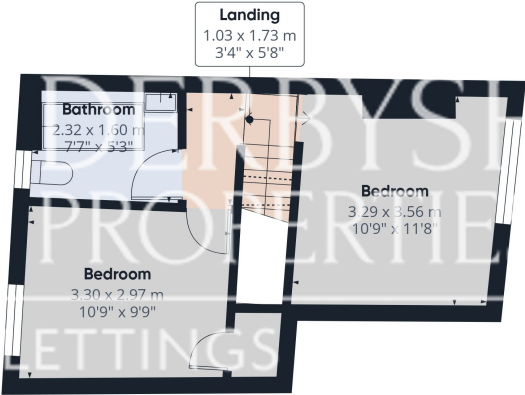
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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.



FLOORPLAN



Ground Floor



Floor 1



Approximate total area⁽¹⁾
52.7 m²
567 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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