

Alfreton Road, South Normanton.

£105,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to bring to the market this two bedroom end of terrace property with no upward chain.

Perfectly situated for access to A38 and M1 road links, the property briefly comprises; Lounge, Kitchen, Rear Hall, Bathroom and two Bedrooms.

Externally, the property benefits from rear yard which is secured by timber fencing making it ideal for those with pets and young children.

FEATURES

- No Upward Chain
- Great First Home
- Perfect For Access to A38 & M1
- Investment Opportunity
- Viewing an Absolute Must



ROOM DESCRIPTIONS

Lounge

11' 9" x 10' 3" (3.58m x 3.12m) Accessed via UPVC double glazed door to front elevation, with wall mounted radiator and carpeted flooring.

Kitchen

9' 8" x 7' 6" (2.95m x 2.29m) Featuring a range of base cupboards and eye level units with complimentary worktops over and tiled splashbacks to cover the workspace. Tiled flooring runs to the rear hallway whilst understairs pantry unit provides valuable storage.

Bathroom

7' 2" x 6' 3" (2.18m x 1.91m) A three piece suite comprising; Panelled bath, pedestal handwash basin and low level WC.

First Floor

Landing

Bedroom One

11' 9" x 9' 6" (3.58m x 2.90m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Fitted wardrobe provides storage.

Bedroom Two

9' 8" x 7' 6" (2.95m x 2.29m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Outside

Externally, the property benefits from rear yard which is secured by timber fencing making it ideal for those with pets and young children.

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

