

Prospect Street, Alfreton, Derbyshire.

£115,000 Freehold

REDUCED



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

A well presented Mid Terraced House which is located within walking distance of Alfreton Town Centre and all local amenities. Easy access to Ripley, Derby, A38 and M1.

Accommodation includes a Lounge/Dining Room, Fitted Kitchen, Two Double Bedrooms and a Bathroom with a Four Piece Suite. To the rear there is a lawned garden and courtyard.

Offered with No Chain/Vacant Possession and ideal for First Time Buyer or an Investor.

FEATURES

- A Traditional Terraced House
- Easy Reach Of Alfreton Town Centre And All Amenities
- Lounge/Dining Room And Fitted Kitchen
- Two Double Bedrooms
- Bathroom With Bath And Separate Shower
- UPVc Double Glazing And Gas Central Heating
- Rear Garden
- No Chain/Vacant Possession
- Ideal For First Time Buyer/Investor



ROOM DESCRIPTIONS

Lounge/Dining Room

14'8 x 12'3 (4.48m x 3.74m) plus 14'10" x 10'6"

Having a UPVC double glazed entrance door, two UPVC double glazed window to the front and rear, two central heating radiators and a wood grain affect laminate floor. There is a cupboard housing, the meters, an under stairs cupboard, providing storage space and stairs lead off to the first floor.

Kitchen

9'5 x 6'6 (2.87m x 2.01m)

Appointed with a range of light Oak effect base cupboards, drawers and eye level units with a complimentary roll top work surface over Incorporating a stainless steel sink/drain unit with mixer tap. Contrasting splash back boarding. Having integrated appliances including an electric oven, hob and stainless steel extractor hood with lights. There is plumbing for an automatic washing machine and space for fridge freezer. Tiled flooring, a UPVC double glazed window to the side and a door providing access to the rear garden.

First Floor

Landing

With a radiator and access to the Attic.

Bedroom One

15'1 x 9'1 (4.62m x 2.78m)

With a central heating radiator and a UPVC double glazed window to the front elevation

Bedroom Two

11'10 x 7'11 (3.61m x 2.43m)

With a central heating radiator and a UPVC double glazed window to the rear elevation

Bathroom

9'2 x 6'8 (2.81m x 2.04m)

Appointed with a Four piece white suite comprising a paneled bath, a pedestal wash hand basin, and a low flush WC and a separate shower cubicle with electric shower over and glass shower doors. Having splash back, boarding to all splash back areas, a tiled floor, a central heating radiator and a UPVC double glaze window to the rear.

Outside

To the rear there is a courtyard with garden beyond which is mainly laid to lawn.

Council Tax

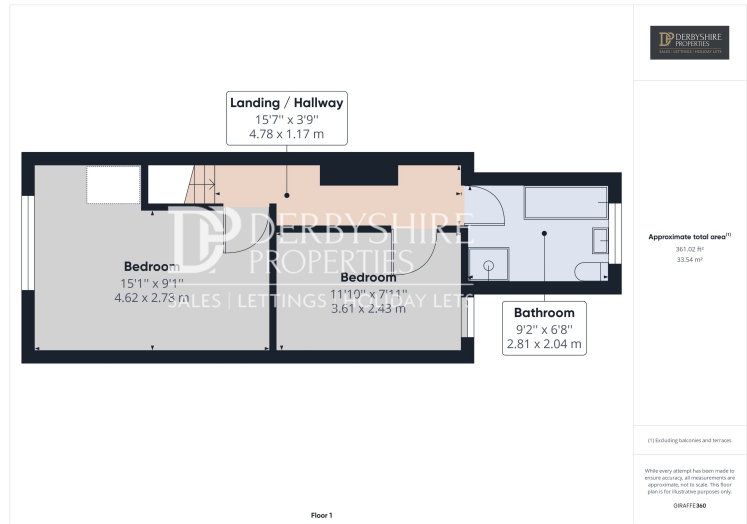
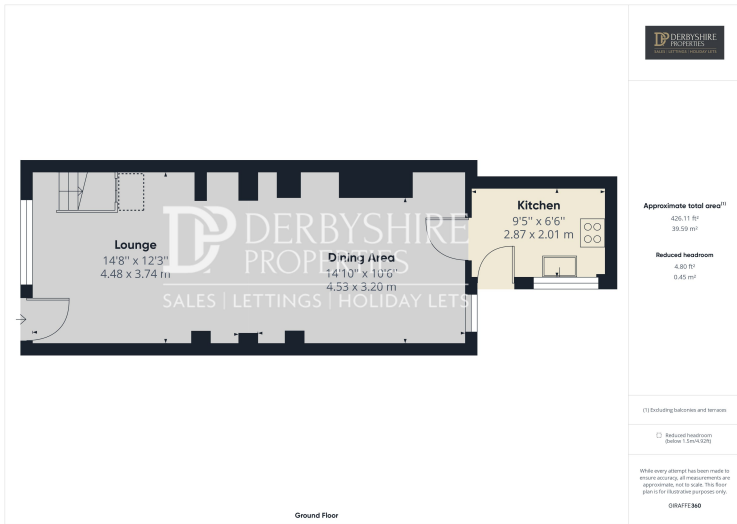
We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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 & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	