

Leabrooks Road, Somercotes.

£90,000 Freehold

FOR SALE



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



## PROPERTY DESCRIPTION

Derbyshire Properties present this two bedroom mid terrace property BEING SOLD WITH TENANT IN SITU - Current rent £550pcm. Calling all cash buyers and investors.

## FEATURES

- Current rent £550 pcm
- Two Bedroom Terraced Property
- Walking distance to local amenities
- Ideal for access to Alfreton, Ripley, A38 and M1
- Calling All Investors
- Calling all Cash buyers
- Being Sold with tenant in situ



## ROOM DESCRIPTIONS

### Living Room

11' 10" x 11' 8" (3.61m x 3.56m)

### Kitchen

12' 9" x 11' 9" (3.89m x 3.58m)

### Bathroom

8' 4" x 6' 3" (2.54m x 1.91m)

### First Floor

### Landing

### Bedroom One

12' 2" x 11' 10" (3.71m x 3.61m)

### Bedroom Two

12' 10" x 11' 9" (3.91m x 3.58m)

### Outside

### 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.







EPC

