

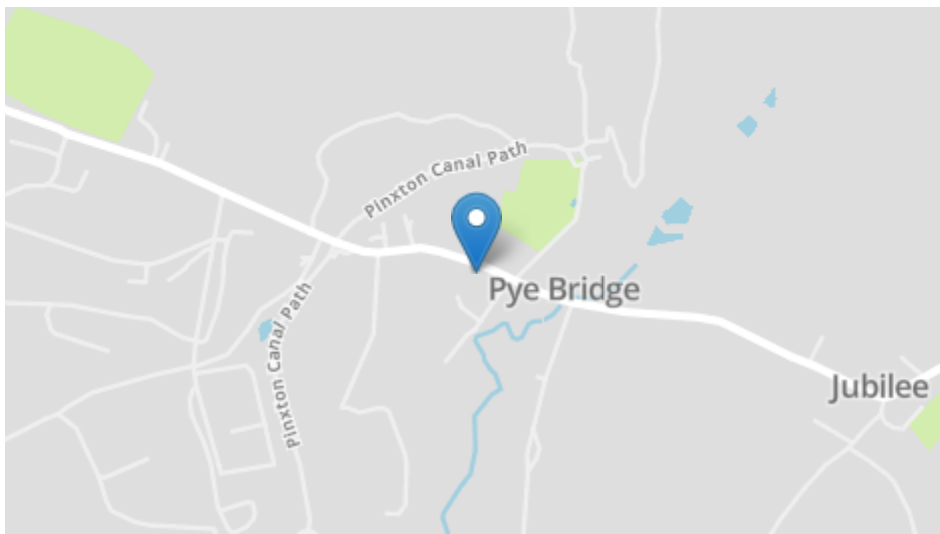
Main Road, Pye Bridge, Alfreton, DE55 4NY

£120,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Mid Terrace House
- 2 DOUBLE Bedrooms
- 2 Reception Rooms
- 4 Piece Family Bathroom
- Low Maintenance Rear Garden
- Open Views
- Recently Renovated
- Semi Rural Location

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27458738

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



***** TERRIFIC TERRACE ***** This lovely 2 bedroom home is located in a popular village setting and has had all of the major work done by the current owner and boasts a re-fitted kitchen and bathroom, modern central heating system and redecoration throughout! Ready for a first time buyer or buy to let investor, this charming cottage represents great value for money. With spacious accommodation comprising; 2 reception rooms, modern fitted kitchen, two double bedrooms, re-fitted bathroom and gardens to front and rear. Call us today to book your viewing!

Ground Floor

Lounge

3.65m x 3.4m (12' 0" x 11' 2") Composite entrance door to the front, uPVC double glazed window to the front, wood effect laminate flooring, door to the dining room, radiator and under stairs storage.

Dining Room

3.7m x 3.65m (12' 2" x 12' 0") UPVC double glazed window to the rear, radiator, stairs to the first floor, wood effect laminate flooring and open to the kitchen.

Kitchen

3.93m x 2.35m (12' 11" x 7' 9") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Space for cooker with extractor over, plumbing for washing machine, tiled flooring, ceiling spotlights, vertical radiator and uPVC double glazed window to the rear. Door to the side.

First Floor

Landing

Doors to both bedrooms and bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 1

3.65m x 3.62m (12' 0" x 11' 11") UPVC double glazed window to the front and radiator.

Bedroom 2

4.16m x 2.71m (13' 8" x 8' 11") UPVC double glazed window to the rear and radiator.

Bathroom

3.81m x 2.23m (12' 6" x 7' 4") 4 piece suite in white comprising WC, vanity sink unit, double ended bath and shower cubicle. Ceiling spotlights, tiled flooring, extractor fan and airing cupboard house the combination boiler.

Outside

The front of the property is palisaded by brick work. The rear garden offers a good level of privacy with open views and comprises a timber decking seating area, brick built outhouse and is enclosed by timber fencing to the perimeter with gated access to the rear.