

New Street, Higham.

£139,950

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this two bedroom terrace house in Higham. With dual access via Strettea Lane and New Street, the property boasts off road parking and sizeable living accommodation. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Lounge, Dining Room, Kitchen and Rear Porch to the ground floor with two double Bedrooms and family Bathroom to first floor.

Externally, the property benefits from rear courtyard ideal for entertaining or relaxing as well as gated off road parking (Accessed via Strettea Lane). The rear garden area is bordered by brick walls and mature shrubbery making it safe and secure.

FEATURES

- Great First Time Buy
- Investment Opportunity
- Off Road Parking
- Village Location and Close To Local Amenities
- Ideal for access to Alfreton, Ripley, A38 and M1



ROOM DESCRIPTIONS

Living Room

12' 2" x 11' 5" (3.71m x 3.48m) Accessed via UPVC double glazed door to front elevation with further double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Dining Room

12' 1" x 11' 5" (3.68m x 3.48m) With double glazed window to rear elevation, wall mounted radiator and wood effect flooring. Gas fireplace on raised hearth set in decorative surround features whilst there is also access to understairs store cupboard.

Kitchen

15' 6" x 5' 6" (4.72m x 1.68m) Featuring a range of base cupboards and eye level units with complimentary worktops allowing for integration of stainless steel inset sink. There is space for free standing oven/hob and under counter plumbing for dishwasher.

First Floor

Landing

Accessing Bedroom One and Two.

Bedroom One

12' 2" x 11' 6" (3.71m x 3.51m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

11' 6" x 8' 8" (3.51m x 2.64m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

15' 7" x 5' 5" (4.75m x 1.65m) A three piece suite including bath with shower screen and attachment, handwash basin and low level WC. Tiled splashback covers the units whilst wood effect flooring runs throughout. Airing cupboard provides storage space whilst double glazed obscured window to rear elevation completes the space.

Outside

Externally, the property benefits from rear courtyard ideal for entertaining or relaxing as well as gated off road parking (Accessed via Strettea Lane). The rear garden area is bordered by brick walls and mature shrubbery making it safe and secure.

Council Tax

We understand that the property currently falls within council tax band A, with North East Derbyshire 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

