

FOR
SALE



New Street, South Normanton, Alferton, Derbyshire DE55 2BS



J28 Sales & Lettings

£120,000 - Freehold

129, Market Street, South Normanton, Alferton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk

PROPERTY SUMMARY

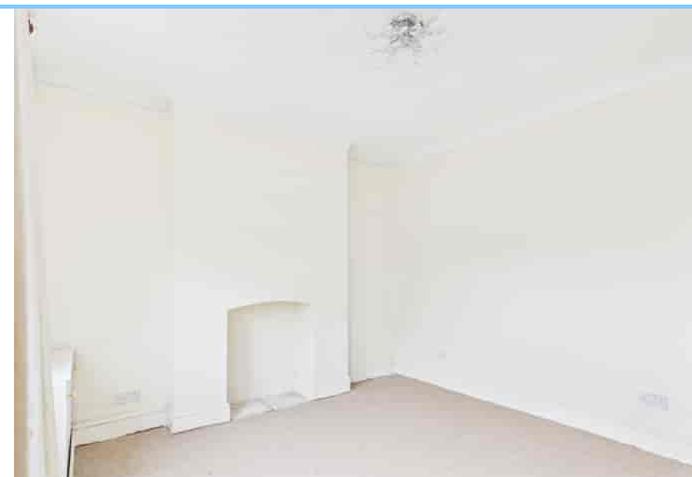
This charming two-bedroom terraced house in the heart of South Normanton offers two spacious reception rooms, a well appointed kitchen, two double bedrooms and an attic room that can be used for extra storage, an arts and craft room or an office. Completing the upstairs accommodation is the family bathroom which has independent access from each bedroom.

A low-maintenance rear garden completes the home and has several outbuildings providing extra storage.

An ideal property for first-time buyers or investors seeking a comfortable and conveniently located home.

POINTS OF INTEREST

- Ideal For First Time Buyer & Investors
- Two Reception Rooms
- Two Double Bedrooms
- Attic Room
- Close To Local Amenities
- Low Maintenance Garden To Rear



ROOM DESCRIPTIONS

Lounge

Accessed via an Oak effect uPVC door with decorative glass panels. Carpet flooring, radiator, ceiling light and Oak effect uPVC window to front elevation.

Dining Room

Carpet flooring, radiator, ceiling light, French doors leading to the sun room and open access to the kitchen.

Benefitting from an exposed brick feature fireplace with log burner.

Kitchen

Fitted with matching wall and base units incorporating roll edge work surfaces with a composite one and a half sink/drainage having mixer tap. Ceramic tiled flooring, adjustable spotlights to ceiling, space and plumbing for washing machine. Benefitting from uPVC windows to side and rear elevations. Integrated appliances include fan assisted electric oven, grill and a four ring gas hob with extractor fan over.

Stairs & Landing

Carpet flooring, decorative ceiling light and doors leading to both bedrooms.

Bedroom One

Carpet flooring, pendant light, radiator, Oak effect uPVC window to front elevation and door leading to hallway providing independent access to bathroom.

Bedroom Two

Carpet flooring, pendant light, radiator, uPVC window to rear elevation and door leading to hallway providing independent access to bathroom.

Family Bathroom

Fitted with a white three piece suite comprising a hand wash basin, WC and panel bath having mains fed shower over. Laminate flooring, part tiled walls, ceiling light, obscure uPVC window to side elevation and storage cupboard that houses the boiler. Benefitting from a radiator and white towel rail.

Attic Room

Accessed is gained via the internal hallway. Carpet flooring, matching wall lights and access to eaves for extra storage.

Outside

Low maintenance courtyard style garden. With mature shrubs and outbuildings to give extra storage.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: None.

Heating Sources: Central. Gas. Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Not suitable for wheelchair users.

Building Safety

none

Mobile Signal

4G great data and voice

Construction Type

Floor: Solid, no insulation (assumed)Roof: Pitched, partial insulation (area under boarded room is assumed to be not insulated) Walls: Solid brick, as built, no insulation (assumed)Windows: Fully double glazed. Lighting: Low energy lighting in 56% of fixed outlets

Existing Planning Permission

none

EPC Rating: D (64)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? Yes



