

Sherwood Street, Newton, Derbyshire.

£103,000 Freehold

REDUCED



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Located in the village of Newton and with easy access to the A38 and M1 motorways is this two bedroom terraced property offered with no chain. The property briefly comprises of Lounge, Dining Room, Kitchen, Upstairs bathroom, Two Bedrooms and additional attic space. Calling all First Time Buyers and Investors.

FEATURES

- Two bedroom terraced property
- Garden To Rear
- Gas central heating & double glazing
- Ideal for first time buyers
- Investment Opportunity
- Walking distance to local amenities



ROOM DESCRIPTIONS

Lounge

11'10 x 11'4 (3.61m x 3.47m) With double glazed window and UPVC door to the front elevation, wall mounted radiator, single light fixture, fireplace, cupboard housing the meters and carpeted flooring, the lounge provides ample living space.

Dining Room

12'3 x 11'3 (3.76m x 3.44m) Accessed via brick archway from lounge, the dining room features double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, fireplace on tiled hearth and provides access to the kitchen. The stairs to the first floor are also accessed using the dining room.

Kitchen

10'10 x 6'9 (3.32m x 2.08m) With UPVC door and double glazed window to the side elevation, the kitchen with wall mounted radiator and tiled effect laminate flooring features a range of base cupboards and eye level units. The kitchen also incorporates gas hob and oven beneath overhead extractor unit. Plumbing for washing machine is found beneath sink.

First Floor

Landing

With carpeted flooring and wall mounted radiator, the landing provides access to Bedroom One and Two. The bathroom is also accessed via the landing, as well as the stairs to the loft space.

Bedroom One

11'11 x 11'3 (3.64m x 3.45m) With double glazed window to the front elevation, wall mounted radiator situated between alcove features, carpeted flooring and single light fixture.

Bedroom Two

9'11 x 5'3 (3.04m x 1.62m) With double glazed window to the rear elevation, wall mounted radiator, carpeted flooring and single light fixture.

Bathroom

9'11 x 5'8 (3.04m x 1.73m) Hosting a three piece suite made up of bath unit with shower attachment and tiled surround, single pedestal wash basin with tiled splashback and toilet unit. The boiler is housed in airing cupboard in the bathroom.

Attic Space

11'3 x 8'5 (3.44m x 2.57m) With double glazed window to the front elevation, carpeted flooring and built in storage cupboards to the rear, the attic proves to be a useable space.

Outside

To the rear of the property, there is an enclosed lawn area with accompanying patio area. To the front elevation a further small patio area can be found.

Council Tax

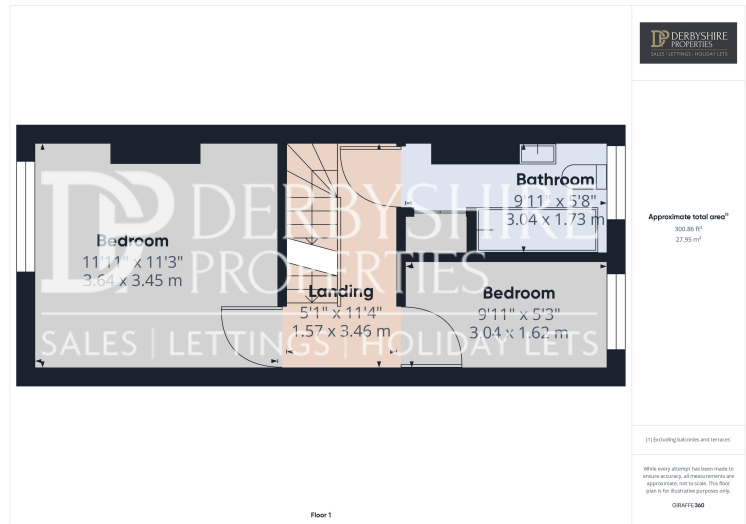
We understand that the property currently falls within council tax band A, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	