

FOR  
SALE



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

£130,000 - Freehold 129, Market Street, South Normanton, Alferton, DE55 2AA 01773475129 [Property@j28salesandlettings.co.uk](mailto:Property@j28salesandlettings.co.uk)



J28 Sales & Lettings



## PROPERTY SUMMARY

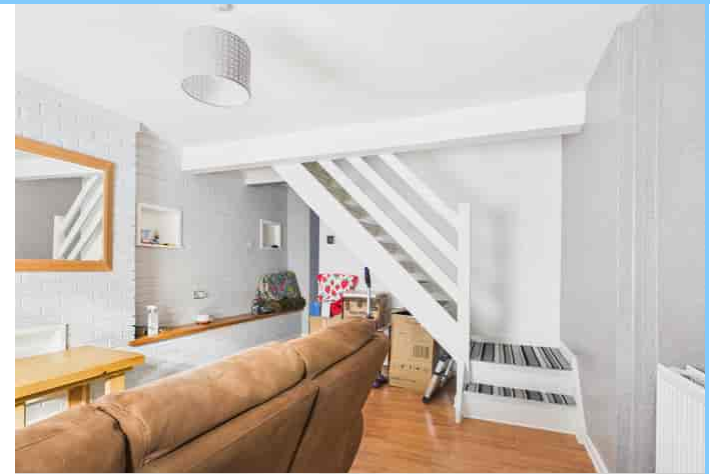
A GREAT FIRST TIME BUY & INVESTMENT PROPERTY in a central location in South Normanton.

Having local amenities within walking distance, bus routes nearby and close to excellent road networks including the A38 and M1. Internally, the property briefly comprises; Lounge, dining room, kitchen, two double Bedrooms and a family bathroom.

The rear garden compromises of elevated grass area and decking with views of The Old Mill & Church behind.

## POINTS OF INTEREST

- Great local amenities Inc. Shops and schools
- Two generous reception rooms
- Two double bedrooms
- Modern kitchen and bathroom
- Low maintenance fully enclosed rear garden



## ROOM DESCRIPTIONS

### **Lounge**

Having a uPVC double glazed window to the front elevation, laminate flooring, a radiator and access to the stairs rising to the first floor.

### **Dining Room**

Having laminate flooring, built-in storage, a double radiator and a uPVC double glazed window to the rear elevation.

### **Kitchen**

Well presented kitchen with a range of base and eye level units, roll edge worktops, white wooden fronts, inset stainless steel sink and drainer with mixer tap and tiled splash backs. Space for washing machine and cooker, access door leading to the bathroom and a uPVC double glazed door and window to the side elevation.

### **Bathroom**

Three piece bathroom suite in white comprising pedestal wash hand basin, low level WC, and a panelled bath with mixer shower over and glass screen, having laminate tiled effect flooring, extractor fan and a uPVC double glazed window to the side elevation.

### **Bedroom One**

Having carpeted flooring, uPVC double glazed window to the front elevation.

### **Bedroom Two**

Having carpeted flooring, access to a storage cupboard and a uPVC double glazed window to the rear elevation.

### **Outside**

The rear garden gives plenty of space for entertaining including a patio area for seating, grass area and elevated decking. The garden also benefits from views of the old mill and the church, fencing to surrounding boundaries and gated access to neighbours garden for bins.

## MATERIAL INFORMATION

**Council Tax:** Band A

N/A

**Parking Types:** None.

**Heating Sources:** Central. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G great data and voice

**EPC Rating:** C (70)

**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?** No

