

REDUCED



The Common, South Normanton, Derbyshire DE55 2EP



J28 Sales & Lettings

Offers In Region Of £140,000 - Freehold 129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk

PROPERTY SUMMARY

Ideal For First-Time Buyers, Investors Or Downsizers. Charming Two Bedroom Semi-Detached House With Private Rear Access.

Freshly decorated throughout and awaiting new carpets to be fitted. This beautifully presented two-bedroom semi-detached home combines classic character with modern convenience. Step inside to discover a bright and spacious living room with a separate dining room, perfect for relaxing or entertaining guests. The modern kitchen is well-equipped with ample storage and worktop space. A modern bathroom only adds to it's appeal. Upstairs, you'll find two generously sized bedrooms, both with plenty of natural light. One of its standout features is the private rear access, offering convenient entry for garden access and storage. Perfect for relaxing, entertaining, or creating your own urban oasis.

Located within easy reach of local amenities, schools, and excellent transport links, this property offers both comfort and connectivity

POINTS OF INTEREST

- Offered For Sale With No Upward Chain
- Lounge with Seperate Dining Room
- Two Double Bedrooms
- Excellent Location And Adjacent To Bus Route
- Private Access To Fully Enclosed Rear Garden



ROOM DESCRIPTIONS

Lounge

Accessed from the front elevation via a part glazed uPVC door. Laminate flooring, radiator, decorative pendant light, TV and phone point. Door leading to dining room and uPVC bay window to front elevation. Benefitting from a chrome effect gas fire with stone surround, tiled insert and hearth.

Dining Room

Laminate flooring, radiator, uPVC window to rear elevation, ceiling light and dual wall lights. Doors leading to pantry and kitchen.

Pantry

Carpet flooring, pendant light and obscure window to side elevation. Benefitting from shelving and the original cold shelf.

Kitchen

Fitted with white wall and base units incorporating square edge work surface inset with a stainless steel sink/drainage having mixer tap. Ceramic tiled flooring, adjustable spotlights to ceiling, tiled splashback and door leading to bathroom. UPVC window and part glazed door to side elevation.

Bathroom

Fitted with a white three piece suite comprising a low WC, hand wash basin and panel bath which has mains fed rainforest ceiling shower and additional wall mounted attachment. Ceramic tiled flooring, radiator, adjustable spotlights, part tiled walls and obscure uPVC window to side elevation.

Bedroom One

Carpet flooring, radiator, adjustable spotlights, TV point and uPVC window to front elevation. Benefitting for a built in cupboard providing extra storage.

Bedroom Two

Carpet flooring, radiator, adjustable spotlights, TV point and uPVC window to rear elevation. Benefitting from two built in cupboards providing extra storage. One of which houses the combination boiler.

Landing And Stairs

Carpet flooring, spotlights, access to loft and doors to both bedrooms.

Outside

The front of the property has low maintenance paving and is enclosed by a wall. The rear of the property has private access down the side

The rear is mainly laid to lawn with a raised decked area.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: 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? No



