



£105,000

John Street, Alferton DE55 7HS

Terraced House | 1 Bedroom | 1 Bathroom

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# Step Inside

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## Key Features

- Great First Home
- Perfect for access to A38 and M1
- Walking Distance To All Local Amenities
- Walking Distance To Alfreton Train Station

## Property Description

Derbyshire Properties are pleased to offer 'For Sale' this well presented home within walking distance of Alfreton town centre and railway station. Perfectly positioned for access to A38 and M1 road links, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

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Internally, the property briefly comprises; Lounge and Dining Kitchen to the ground floor with double Bedroom and Bathroom to the first floor whilst further Loft Room is situated above.

Externally, the property benefits from rear enclosed garden which houses outhouse that provides valuable storage capacity. The garden is features patio seating space whilst a combination of timber fencing and brick walls secure the area.

### Lounge

Accessed via UPVC door to front elevation, with double glazed window to front elevation, wood effect flooring throughout and wall mounted radiator.

### Dining Kitchen

An open plan space Dining Kitchen. The kitchen features a range of base cupboards and eye level with complimentary worktops over and space for a range of appliances. UPVC double glazed door accesses rear enclosed garden whilst double glazed window also features to the rear elevation. Tiled flooring extends to the dining space where further wall mounted radiator and fitted cupboard providing valuable storage are located.

### Bedroom

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

A tiled three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Double glazed obscured window features to rear elevation whilst wall mounted radiator, wall mounted heated towel rail and fitted airing cupboard complete the space.

### Loft Room

With double glazed Velux window to ceiling, double eaves storage, wall mounted radiator and carpeted flooring.

### Outside

Externally, the property benefits from rear enclosed garden which houses outhouse that provides valuable storage capacity. The garden is features patio seating space whilst a combination of timber fencing and brick walls secure the area.

### Council Tax

We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective

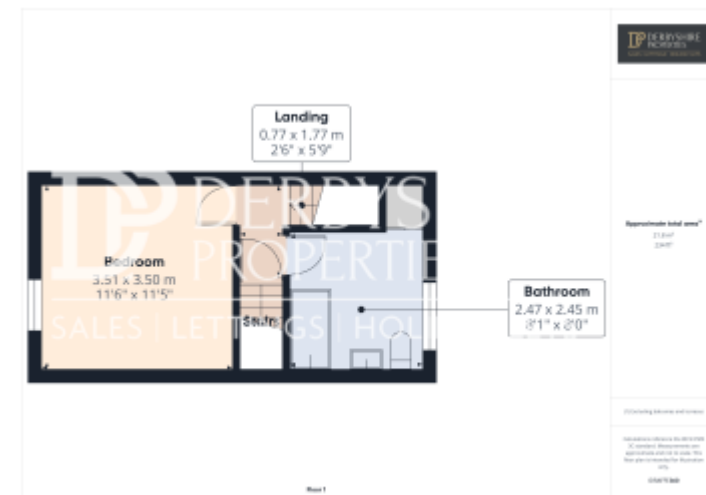
purchasers make their own enquiries with the local authority.

#### 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.

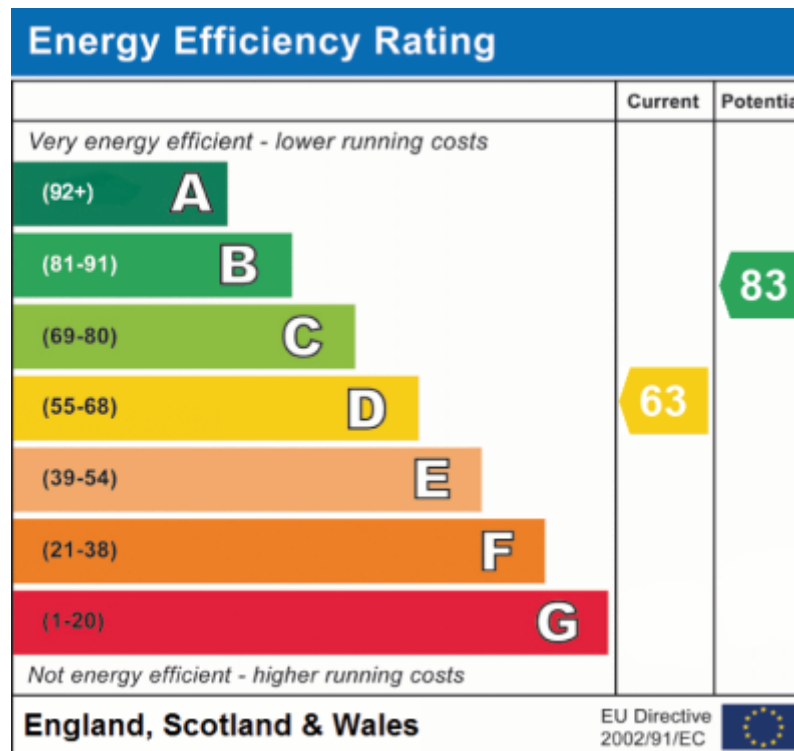






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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