



£115,000

Nottingham Road, Alfreton DE55 7HL

Terraced House | 3 Bedrooms

01773 832355

 DERBYSHIRE  
PROPERTIES  
ESTATE & LETTING AGENTS

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# Step Inside

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## Key Features

- Walking distance to local amenities
- Perfect for access to A38 and M1
- No Upward Chain
- Three Bedrooms
- Vacant Possession
- Walking Distance To Alfreton Train Station
- Walking Distance To Local Schools
- Walking Distance To Alfreton Town Centre

## Property Description

Derbyshire Properties present this three bedroom mid terrace property being sold with NO UPWARD CHAIN. Within walking distance of Alfreton town centre and available to purchase with vacant possession we recommend an early internal inspection to avoid disappointment.

## Main Particulars

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Internally, the property briefly comprises; Entrance, Lounge, Dining Room, Kitchen & Bathroom to the ground floor with three Bedrooms to the first floor. Externally, the property benefits from rear courtyard with timber fencing allowing for a degree of privacy.

Living Room

4.80m x 3.47m (15' 9" x 11' 5")

Dining Room

3.92m x 3.77m (12' 10" x 12' 4")

Kitchen

2.37m x 1.93m (7' 9" x 6' 4")

Bathroom

First Floor

Bedroom One

3.95m x 3.75m (13' 0" x 12' 4")

Bedroom Two

3.57m x 2.54m (11' 9" x 8' 4")

Bedroom Three

2.68m x 1.79m (8' 10" x 5' 10")

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.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Telephone: 01773 832355

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PROPERTIES  
= RAPID LETTINGS =

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