



£95,000

Main Road, Pye Bridge DE55 4NY

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

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# Step Inside

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## Key Features

- Two Bedrooms
- Off Street Parking
- Good First Time Buy
- Perfect Investment Opportunity
- Ideal For Access to A38 & M1
- Majority double glazed windows and a gas heating system

## Property Description

We are acting in the sale of the above property and have received an offer of £100,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

## Main Particulars

Derbyshire Properties present this two bedroom terraced property which requires a scheme of modernisation. Early viewing is encouraged to avoid disappointment.

Internally, the home briefly comprises; Entrance Hall, Lounge, Dining Room & Kitchen to the ground floor with two double Bedrooms and family Bathroom to the first floor.

Externally, the property benefits from courtyard seating area and off street parking to the rear elevation.

### PUBLIC NOTICE

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Entrance Hall

Lounge

11' 9" x 18' 1" ( 3.58m x 5.51m )

Dining Room

9' 11" x 11' 9" ( 3.02m x 3.58m )

Kitchen

7' x 14' 4" ( 2.13m x 4.37m )

Landing

Bedroom One

8' 2" x 11' 8" ( 2.49m x 3.56m )

Bedroom Two

11' 10" x 9' 9" ( 3.61m x 2.97m )

Shower Room

8' 5" x 7' 9" ( 2.57m x 2.36m )

#### 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.



## 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>		75
(55-68) <b>D</b>	65	
(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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