



£75,000

Alfred Street, South Normanton DE55 3EL

Terraced House | 1 Bedroom | 1 Bathroom

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PROPERTIES
SALES & LETTINGS

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Key Features

- Investment Opportunity
- Calling All Investors
- First Home With Potential
- Perfect For Access to A38 & M1
- Walking Distance To Local Amenities
- Ideally Positioned For Access Alfreton Railway Station
- [View Essential!](#)

Property Description

Derbyshire Properties present a fantastic investment opportunity to the market. Perfectly situated for access to A38 & M1 road links, we recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties present a fantastic investment opportunity to the market. Perfectly situated for access to A38 & M1 road links, we recommend an early internal inspection to avoid disappointment.

The property briefly comprises; Lounge, kitchen & utility room to the ground floor with one bedroom and the bathroom to the first floor whilst further attic room resides to the second floor.

Lounge

11' 10" x 10' 3" (3.61m x 3.12m) Front door to the lounge. Window to the front. Radiator.

Breakfast Kitchen

11' 11" x 11' 10" (3.63m x 3.61m) Fitted with base and eye level units. Work surfaces. Sink and single drainer. Window to the rear. Door to the stairs to the first floor.

Open through to:

Utility/Part of Kitchen

6' 11" x 5' 5" (2.11m x 1.65m) Cooker point. Window to the rear. Door to the side.

Landing

Stairs to the attic room.

Bedroom 1

15' 3" x 10' 2" (4.65m x 3.10m) Window to the front. Radiator.

Bathroom

Roll top bath. Separate shower cubicle. Pedestal wash hand basin. Low level W.C. Window to the rear. Heated towel rail.

Attic Room

15' 3" x 11' 2" (4.65m x 3.40m) Skylight. Radiator.

Rear Garden

Garden area to the rear.

Council Tax

We understand that the property currently falls within council tax band A, with Bolsover District 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+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 832355

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