



£100,000

Warwick Road, Alferton DE55 1SD

Terraced House | 3 Bedrooms | 1 Bathroom

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PROPERTIES
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Step Inside

Key Features

- Mid Terraced House
- Three Bedrooms
- Lounge and Kitchen
- Off-Road Parking
- Cosmetic Upgrade Required

Property Description

Derbyshire Properties are delighted to offer 'For Sale' this three bedroom terraced home which is perfectly positioned for access to A38 & M1 road links, alongside a wealth of local amenities. Cosmetic upgrade is required on this property, so ideal as an investment property or a first-time buyer looking to renovate their first property.

Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this three bedroom terraced home which is perfectly positioned for access to A38 & M1 road links, alongside a wealth of local amenities. Cosmetic upgrade is required on this property, so ideal as an investment property or a first-time buyer looking to renovate their first property.

The accommodation comprises hallway, downstairs W.C., lounge and kitchen to the ground floor. The first floor has three bedrooms and a bathroom. Outside, there are gardens to both front and rear, with off-road parking to the front.

Hallway

Front door to the hallway. Radiator. Stairs to the first floor.

Lounge

14' 10" x 11' 4" (4.52m x 3.45m) Two windows to the front. Radiator.

Kitchen

17' 7" x 8' 8" (5.36m x 2.64m) Fitted with base and eye level units. Work surfaces. Sink with single drainer. Cooker point. Two storage cupboards. Two windows to the rear. Radiator.

Rear Hall

Door to the rear garden.

Landing

Loft access. Cupboard housing the boiler.

Bedroom One

13' 8" x 10' 9" (4.17m x 3.28m) Two windows to the front. Radiator.

Bedroom Two

12' 6" x 10' 8" (3.81m x 3.25m) Two windows to the rear. Radiator.

Bedroom Three

9' 0" x 6' 8" (2.74m x 2.03m) Window to the front. Radiator.

Bathroom

Bath with shower over. Pedestal wash hand basin. Low level W.C. Window to the rear. Radiator.

Gardens and Parking

The property has garden area to the front and rear. There is also off-road parking to the front.

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+) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(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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