



£135,000

Alfreton Road, South Normanton DE55 2AP

| 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Perfect First Home
- Ideal For Access to A38 & M1
- Walking Distance To Local Schools
- Walking Distance To Local Amenities
- Walking Distance To Alfreton Train Station
- Investment Opportunity
- Two Bedrooms

## Property Description

Derbyshire Properties are pleased to present this two bedroom end of terrace property located in South Normanton. The property is the perfect first home or investment purchase whilst being perfectly positioned for access to A38 & M1 road links.

## Main Particulars

Derbyshire Properties are pleased to present this two bedroom end of terrace property located in South Normanton. The property is the perfect first home or investment purchase whilst being perfectly positioned for access to A38 & M1 road links.

Internally, the home briefly comprises; Lounge, Kitchen & Bathroom to the ground floor with two well proportioned bedrooms to the first floor. Externally, the home benefits from private rear patio area/yard which is secured by a combination of timber fencing and stone borders.

### Living Room

3.83m x 3.09m (12' 7" x 10' 2") Accessed via UPVC door to front elevation with double glazed windows to front & side elevation, wall mounted radiator and electric fireplace.

### Kitchen

3.88m x 3.12m (12' 9" x 10' 3") Featuring a range of base cupboards and eye level units for storage with complimentary worktops over and integrated appliances including; Oven, hob with accompanying extractor hood & stainless steel inset one and a half bowl sink. Tiled flooring runs throughout whilst tiled splashbacks cover the workspace. Wall mounted radiator and double glazed window to rear elevation completes the space.

### Bathroom

2.67m x 1.46m (8' 9" x 4' 9") A tiled three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Wall mounted radiator and extractor unit completes the space.

### First Floor

### Landing

Accessing both Bedrooms.

### Bedroom One

3.32m x 3.09m (10' 11" x 10' 2") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

3.35m x 2.12m (11' 0" x 6' 11") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Outside

Externally, the home benefits from private rear patio area/yard which is secured by a combination of timber fencing and stone borders.

## 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.






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

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## 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>		71
(55-68) <b>D</b>	55	
(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	

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= RAINBOW IN LETTERING =

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