



£110,000

Hamlet Lane, Alferton DE55 2JB

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Key Features

- Perfect First Home
- Investment Opportunity
- Perfect For Access to A38 & M1
- Walking Distance To All Local Amenities
- Viewing Essential
- Two Bedrooms
- No Upward Chain
- Vacant Possession
- Additional Loft Room

Property Description

Derbyshire Properties are pleased to present this two bedroom terrace property to the market. Perfectly situated for access to the A38 & M1, the property makes the ideal first home or investment opportunity. We recommend an early internal inspection to avoid disappointment.

Main Particulars

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Internally, the home briefly comprises; Entrance porch, lounge, dining kitchen and bathroom to the ground floor with two double bedrooms situated on the first floor and additional loft room to the second floor.

Externally, the property benefits from rear courtyard/garden which is a large entertaining patio that features artificial turf also. The space is the ideal blank canvas but also boasts outdoor garden storage thanks to timber shed. There is gated bin access to the rear whilst timber fencing secures the space making it ideal for those with pets or young children.

Entry

Living Room

3.76m x 3.31m (12' 4" x 10' 10")

Kitchen

3.77m x 3.57m (12' 4" x 11' 9")

Rear Hallway

Bathroom

2.31m x 1.55m (7' 7" x 5' 1")

First Floor

Landing

Bedroom One

3.73m x 3.31m (12' 3" x 10' 10")

Bedroom Two

3.45m x 2.70m (11' 4" x 8' 10")

Loft Room

3.89m x 3.76m (12' 9" x 12' 4")

Outside

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.
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- 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+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(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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