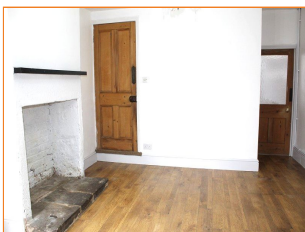
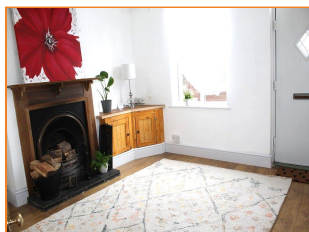


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Nottingham Road, Alfreton, £120,000

- THREE BEDROOM TERRACE
- TWO RECEPTION ROOMS
- GOOD SIZE REAR GARDEN
- NO UPWARD CHAIN
- FIRST FLOOR BATHROOM
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer to the market this traditional terraced home which would make a lovely first home. The property is being sold with no onward chain and we would recommend viewing as soon as possible. Briefly the accommodation has lounge with feature ornamental feature fireplace, separate dining room and fitted kitchen with a range of wall and base units built in oven and gas hob. Moving to the first floor there are three bedrooms and a bathroom. Outside there is a garden to the rear with decking area and lawn.

Within the town there are local facilities to include supermarkets, medical centres, fast food outlets, public houses, restaurants places of worship, leisure centre, bus and railway stations, golf club and a range of schooling. The M1/ A38 may be accessed at junction 28 for transport links to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield. Lying just off the A38 is The East Midlands Designer Outlet which provides a range of retail opportunities, restaurants and coffee shops.

Accommodation



Lounge (12' 01" x 12' 01") or (3.68m x 3.68m)

With double glazed window to the front, double glazed door, laminate floor, central heating radiator, meter cupboard, stripped door to the dining room and ornamental feature fireplace.



Dining Room (12' 03" x 11' 11") or (3.73m x 3.63m)

With double glazed window to the rear elevation, laminate floor, door to the stairs, fireplace, TV aerial connection point and central heating radiator.



Fitted Kitchen (13' 05" x 7' 05") or (4.09m x 2.26m)

With a range of cream fronted wall and base units incorporating drawers, contrasting square edge work surfaces with matching up-stands, inset single drainer sink unit with mixer tap, plumbing for automatic washing machine, wall mounted gas central heating boiler, built in oven and four ring gas hob with stainless steel extractor canopy over, complementary tiling, double glazed windows to the side and rear elevations, central heating radiator, laminate floor and double glazed door to the side.

Landing

With central heating radiator and access to the loft space.



Master Bedroom (12' 02" x 12' 01") or (3.71m x 3.68m)

With double glazed window to the front elevation, central heating radiator, exposed timber floor and stripped door to the landing.



Bedroom 2 (11' 11" x 10' 06") or (3.63m x 3.20m)

This is a good size bedroom with double glazed window to the rear elevation, stripped wooden floor, central heating radiator and feature cast iron fire place.



Bedroom 3 (7' 06" x 6' 01") or (2.29m x 1.85m)

With double glazed window to the side elevation, central heating radiator and stripped door to the landing.



Bathroom

With white three piece suite which comprises: panel bath with shower over and glazed shower screen, pedestal wash hand basin and low level WC. There is complementary tiling to the walls, central heating radiator and double glazed window to the rear.



Outside

To the rear of the property there is an enclosed garden with decking area and lawn external light and two brick built stores, not inspected. To the front of the property there is a brick boundary wall.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:63

Tenure

We are informed that the tenure is Freehold


Council Tax

Band A

Directions

For Satellite Navigation the Post Code is DE55 7GL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.