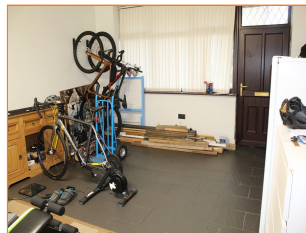


11 High Street, Alfreton, Derbyshire DE55 7DR

Tel: 01773 832 888

Fax: 01773 835 888

sales@greenandmay.co.uk



Town Street, Pinxton £115,000

- TRADITIONAL MID TERRACED HOUSE
- DECEPTIVELY SPACIOUS
- TWO BEDROOMS AND ATTIC
- FITTED KITCHEN
- NO UPWARD CHAIN
- ENERGY RATING D



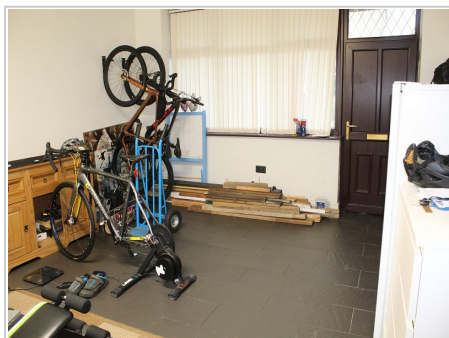
Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green and May are delighted to offer to the market this deceptively spacious traditional terraced house with a gas fired central heating system and double glazing where specified. The property is being sold with no upward chain and we recommend viewing as soon as possible to avoid disappointment. Briefly the accommodation comprises: Front room, lounge with feature fireplace with coal effect fire, archway to the dining area, fitted kitchen, rear porch and ground floor shower room. To the first floor there are two bedrooms and a attic room. To the rear of the property there is a brick built store with light, power and plumbing for automatic washing machine.

Within Pinxton there are local amenities and facilities to include a late opening Co-op, general store, post office, medical centre, chemist, fast food outlets, village hall and a primary school. Pinxton is ideally suited for access the to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield.

Accommodation



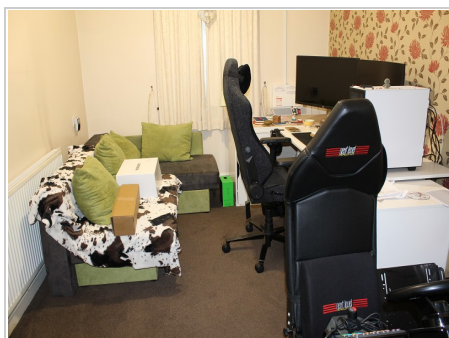
Sitting room (15' 07" x 14' 0") or (4.75m x 4.27m)

With double glazed window and door to the front elevation, tiling floor and coving and artex to the ceiling.



Lounge (15' 11" x 9' 11") or (4.85m x 3.02m)

Widening to 13 x 4. With double glazed patio doors to the rear garden, TV aerial connection point, archway to the dining area, central heating radiator, under stairs store, artex and coving to the ceiling. There is a feature fireplace with marble effect hearth and backing and coal effect fire.



Dining Area (11' 09" x 9' 05") or (3.58m x 2.87m)

With two double glazed windows, central heating radiator and coving and artex to the ceiling.



Fitted Kitchen (12' 07" x 7' 09") or (3.84m x 2.36m)

With a range of wall and base units incorporating drawers and glass-fronted display cabinets, contrasting work surfaces, and complementary tiling to the walls and floor. There is a single drainer stainless steel sink unit with mixer tap, built-in oven and grill with four ring gas hob and extractor over, artex and coving to the ceiling and double-glazed window and door to the side elevation.

Ground Floor Shower Room

With three piece suite comprising: shower cubicle, low level WC, pedestal wash hand basin, complementary tiling, heated towel rail and double-glazed window to the side elevation.

Side Porch

With double glazed door to the rear elevation.

Landing

With access to loft space, coving to the ceiling, cupboard housing the central heating boiler, further built in cupboard and double glazed window to the front elevation.



Master Bedroom (15' 02" x 9' 07") or (4.62m x 2.92m)

This is a spacious bedroom with double glazed window to the front elevation, coving to the ceiling, central heating radiator and TV aerial connection point.



Bedroom 2 (9' 05" x 7' 05") or (2.87m x 2.26m)

Widening to 16ft. With built in wardrobe, central heating radiator, coving to the ceiling and two double glazed windows to the rear elevation.

Attic

With double glazed window to the rear elevation and access to the further area with double glazed window.



Outside

To the rear of the property there is a brick built store which has light and power and plumbing for automatic washing machine. The sellers have advised us that they have parked motor vehicles to the rear of the property within the time of their ownership. Potential vendors are advised to seek advice prior to purchase.

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 NG16 6JP



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(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	

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.