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Nuttall Street, Alfreton, £80,000

- TRADITIONAL MID TERRACE
- INVESTMENT OPPORTUNITY
- IN NEED OF MODERNISATION
- CASH BUYERS ONLY
- TWO BEDROOMS
- ENERGY RATING F



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

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An investment opportunity has arisen to acquire this mid terraced property with a flying freehold which is in need of total refurbishment, within Alfreton. We would recommend viewing as soon as possible if you are a builder looking for a project then this could be the one for you. Briefly the accommodation comprises: lounge with gas fire, inner lobby, kitchen (would potential purchasers please note that there are no units or surfaces for food preparation.) To the first floor there are two bedrooms, bathroom and separate WC. To the outside there is an enclosed garden to the rear with lawn and hedging. This property would only be suitable for cash buyers only.

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

Accommodation



Lounge (12' 04" x 11' 11") or (3.76m x 3.63m)

With door and window to the front elevation, wall mounted gas fire, tiled fireplace, shelves, meter cupboard and coving to the ceiling.

Inner Hall

With under stairs store and window to the side elevation.

Kitchen (12' 05" x 11' 08") or (3.78m x 3.56m)

With window to the rear, stainless steel sink units and gas cooker point. Please note that there is no food preparation area or units.

Landing

With access to the loft space.



Bedroom 1

With window to the front elevation, room heater and coving to the ceiling.



Bedroom 2 (12' 06" x 11' 08") or (3.81m x 3.56m)

With window to the rear elevation, gas room heater and cast iron ornamental fireplace.



Box Room (9' 06" x 6' 08") or (2.90m x 2.03m)

With sliding door to the landing.



Bathroom

With panel bath with grab rail, shower taken from mixer tap, pedestal wash hand basin, complementary tiling to the walls and window to the front.

Seperate W.C.

With window to the front elevation and low level WC.



Outside

To the rear of the property there is an enclosed mature garden with lawn and hedging.

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:32

Tenure

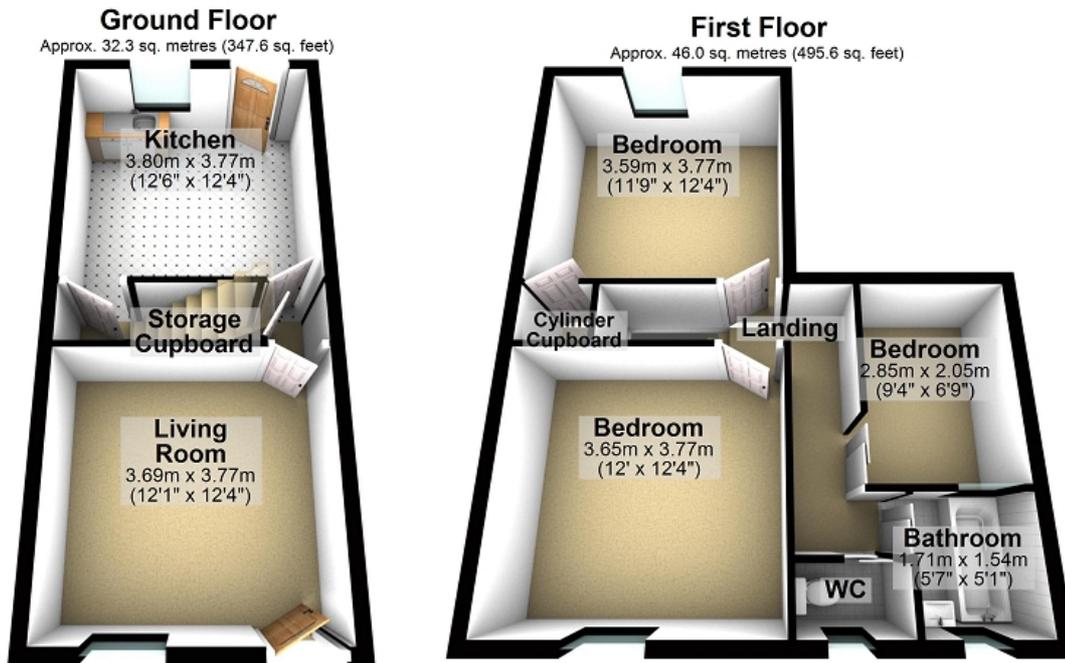
We are informed that the tenure is Freehold

Council Tax

Band A

Directions

For Satellite Navigation the Post Code is DE55 7AY



Total area: approx. 78.3 sq. metres (843.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	32	
(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.