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Abbott Road, Alfreton, £190,000

- TRADITIONAL SEMI DETACHED HOUSE
- TWO BEDROOMS
- LOUNGE/DINING ROOM
- GARDENS AND PARKING
- NO UPWARD CHAIN
- ENERGY RATING E



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 two bedroom semi detached home which is situated within this sought after location within the town of Alfreton. The accommodation is being sold with no upward chain and we would recommend viewing as soon as possible to avoid disappointment. Internally the property comprises: Entrance hall, lounge/dining room with double glazed French doors to the rear garden and a feature stone fireplace with gas fire. The fitted kitchen has a range of wall and base units, built in eye level oven, induction hob, extractor fan and fridge and freezer. Lying off the kitchen is the rear porch with WC off. To the first floor there are two bedrooms and a bathroom. To the outside there is a good size garden to rear with patio, lawn and borders and to the front there is off road car parking. Within Alfreton there are supermarkets, medical centres, chemists, public houses, restaurants, fast food outlets, library, places of worship, leisure centre and a range of schooling.

Accommodation

Entrance Hall

With double glazed door to the front, central heating radiator and stairs rising to the first floor accommodation.



Lounge / Dining room (25' 07" x 12' 08") or (7.80m x 3.86m)

This is a spacious lounge/dining room with double glazed bay window to the front elevation, double glazed French doors opening onto the rear garden, two central heating radiators, TV aerial connection point and meter cupboard. The focal point to the room is the feature stone fireplace with TV plinth and wooden mantle piece and slate hearth.



Fitted Kitchen (17' 06" x 8' 11") or (5.33m x 2.72m)

Narrowing to 8ft 9 & 4ft 7. This is a modern kitchen with a range of wall and base units incorporating drawers, wine rack and contrasting counter tops. There are integrated appliances to include eye level oven, induction hob with extractor over, fridge and freezer. Composite single drainer sink unit with mixer tap, plumbing for automatic washing machine, ceiling spot lights, appliance space and double glazed french doors opening onto the rear garden.

Rear Lobby

With door to the rear, artex ceiling and door to the WC. With low level WC electric fan heater and artex ceiling.

Landing

With double glazed window to the side elevation and artex ceiling.



Bedroom 1 (11' 04" Max x 10' 04") or (3.45m Max x 3.15m)

Into bed head recess, Plus wardrobe depth. With a range of fitted furniture, with wardrobes, overhead cupboards and bedside cabinets with concealed lighting, built in cupboard over the stairs, double glazed window to the front elevation and central heating radiator.



Bedroom 2 (11' 0" x 8' 06") or (3.35m x 2.59m)

With a range of fitted wardrobes with mirror fronted doors, Double glazed window to the rear, artex ceiling and central heating radiator.



Bathroom

With coloured three piece suite comprising: panel bath, low level WC, pedestal wash hand basin, complementary tiling to the walls, central heating radiator and double glazed window to the rear elevation.



Outside

To the rear of the property there is a good size enclosed garden with paved patio, this in turn leads to a lawn with decorative borders and fencing. To the front of the property there is a driveway and a gravel area.

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:54

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B

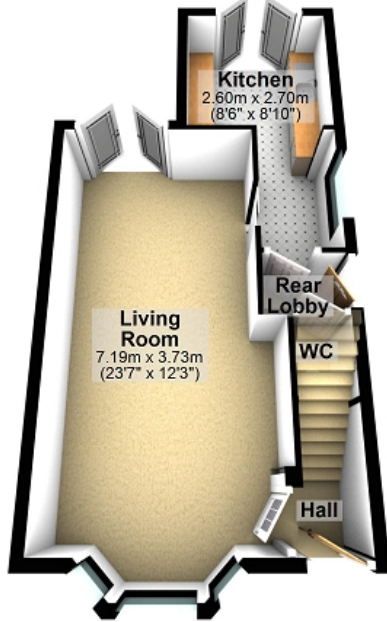
Directions

For Satellite Navigation the Post Code is DE55 7HD



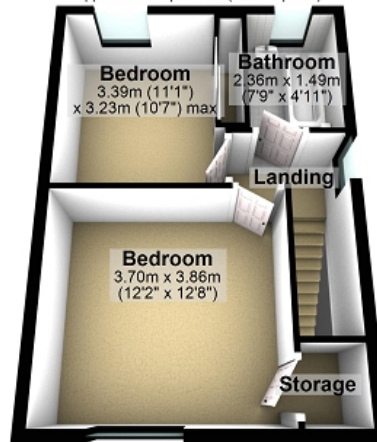
Ground Floor

Approx. 45.4 sq. metres (488.6 sq. feet)




First Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



Total area: approx. 80.6 sq. metres (867.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	54	
(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.