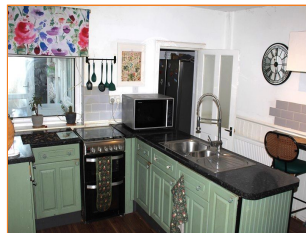
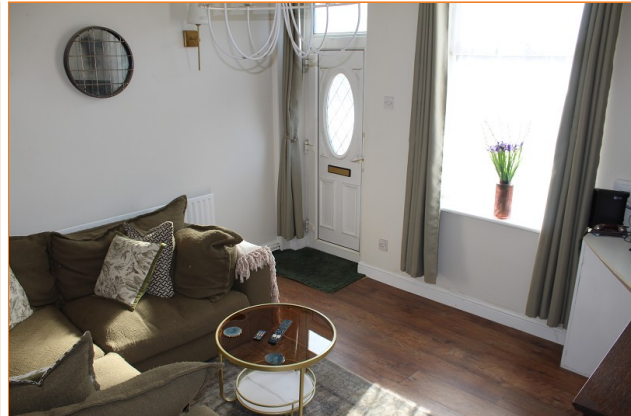


11 High Street, Alfreton, Derbyshire DE55 7DR

Tel: 01773 832 888

Fax: 01773 835 888

sales@greenandmay.co.uk



Chatsworth Street, Tibshelf, £135,000

- THREE BEDROOM TERRACE
- BATHROOM AND SHOWER ROOM
- OFF ROAD PARKING
- GOOD SIZE GARDEN
- VIEWING RECOMMENDED
- ENERGY RATING D



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

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specific to the contrary interested parties should note that:- 1). These particulars are given without responsibility of Green & May Ltd or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of an offer or contract; 2). Green & May Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; 3). The vendors or lessors and neither Green & May Ltd or any employee of Green & May Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; 4). VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessors must satisfy themselves as to the applicable VAT position, if necessary by taking professional advice.

Green & May are delighted to offer to the market this spacious three bedroom traditional terraced house which is situated within the popular village of Tibshelf. Briefly the accommodation comprises: Lounge with the focal point being the feature fireplace with open grate, breakfast kitchen with wall and base units and a breakfast bar, rear lobby, porch and ground floor bathroom. Moving to the first floor there are three bedrooms. To the outside there is a good size garden to the rear. We would recommend viewing this property as soon as possible to avoid disappointment.

Within Tibshelf there are local facilities to include a late opening Co-op, general store/post office, medical centre, chemist, butchers, fast food outlets, public house, bus routes, village hall, church and a range of schooling. The Five Pits Trail runs through the village ideal for those who have an interest in walking and cycling.

Accommodation



Lounge (12' 03" x 11' 03") or (3.73m x 3.43m)

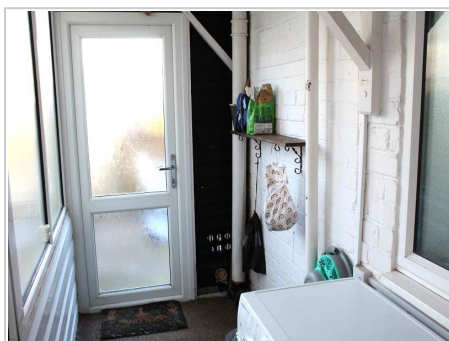
This is a lovely lounge with double glazed window and door to the front elevation, artex ceiling with spot lights and coving, laminate floor, TV aerial connection point, two wall lights and central heating radiator. The focal point to the room is the feature fireplace with cash iron fireplace.

Fitted Breakfast Kitchen (12' 03" x 12' 03") or (3.73m x 3.73m)

This is a lovely fitted kitchen with as range of wall and base units with wall and base units incorporating drawers, complementary tiling, contrasting counter tops and matching breakfast bar. There is a gas cooker point, inset single drainer one and a quarter bowl sink unit with spray mixer tap, appliance space, laminate floor, double glazed window to the rear elevation, central heating radiator and under stairs store.

Rear Lobby

With doors to the bathroom, porch and there is laminate flooring.



Rear Porch

With double glazed door to the rear and plumbing for automatic washing machine.



Ground Floor Bathroom

With white three piece suite comprising: panel bath, low level WC, pedestal wash hand basin complementary tiling, artex ceiling and spot lights, heated towel rail and double glazed window.

Landing

With artex walls and access to the loft space.



Bedroom 1 (11' 05" x 10' 0") or (3.48m x 3.05m)

Plus wardrobe depth. With two built in wardrobes, central heating radiator, artex ceiling, double glazed window to the front elevation and TV aerial connection point.



Bedroom 2 (8' 06" x 6' 03" Max) or (2.59m x 1.91m Max)

Widening to 12ft 11. With cupboard housing the central heating boiler, access to the loft space, artex ceiling, double glazed window to the rear elevation and central heating radiator.



Bedroom 3 (9' 06" Max x 7' 02") or (2.90m Max x 2.18m)

Widening to 11ft x 3. With built in cupboard over the stairs, double glazed window to the rear elevation, central heating radiator and panelled ceiling.



Shower Room

With three piece suite which comprises: shower cubicle, low level WC, pedestal wash hand basin, complementary tiling, extractor fan, laminate flooring and heated towel rail.



Outside Picture 1

To the rear of the property there is a paved patio area, lawn and pathway to the top of the garden. There has previously been off road car parking, but the current sellers have put a garden shed on the area and put fencing round. To the front there is a brick built boundary wall and wrought iron hand gate.

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 drainage, mains gas

EPC Rating:67

Tenure

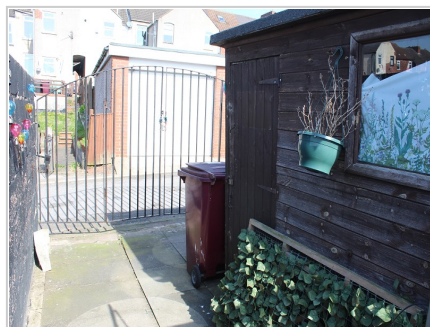
We are informed that the tenure is Freehold

Council Tax


Band A

Directions

For Satellite Navigation the Post Code is DE55 5PY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(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.