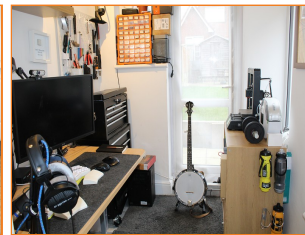
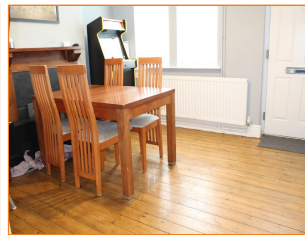


11 High Street, Alfreton, Derbyshire DE55 7DR

Tel: 01773 832 888

Fax: 01773 835 888

sales@greenandmay.co.uk



## Wharf Road, Pinxton, £132,000

- SPACIOUS SEMI DETACHED HOUSE
- TWO BEDROOMS
- GOOD SIZE REAR GARDEN
- TWO RECEPTION ROOMS
- 14FT 3 FITTED KITCHEN
- 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 traditional deceptively spacious two bedroom semi detached house with double glazing where specified and a gas central heating system. Briefly the accommodation comprises: Lounge with log burning stove, dining room, fitted kitchen with a range of cream wall and base units. Beyond the kitchen is a room which is currently used as an office. Moving to the first floor there are two bedrooms and a fantastic bathroom with modern four piece suite comprising: panel bath, separate double walk in shower cubicle, low level WC and wash hand basin with storage below. Outside there is an enclosed garden to the rear with patio, lawn and borders. We would recommend early viewing the fully appreciate what the property has to offer.

Within Pinxton there are local facilities to include a late opening Co-op, general store/post office, doctors surgery, chemist, village hall, bus routes, fast food outlets and primary school. Pinxton is nearby to the M1/A38 which provide transport links to the surrounding commercial areas of Nottingham, Derby, Mansfield and Chesterfield.

## Accommodation



**Dining Room (12' 01" x 11' 03") or (3.68m x 3.43m)**

With double glazed door and window to the front elevation, central heating radiator, feature fireplace with log burner, hardwood flooring and coving to the ceiling.



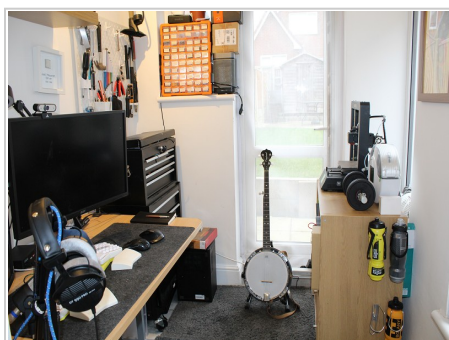
**Lounge (12' 05" x 12' 01") or (3.78m x 3.68m)**

This is a lovely cosy room with the focal point being the feature fireplace with log burning stove, double glazed windows to the rear and side elevations, picture rail and central heating radiator.



**Fitted Kitchen (14' 03" x 7' 05") or (4.34m x 2.26m)**

With a range of cream wall and base units with drawers, rolled counter tops and complementary tiling to the walls and floor. There is an eye level oven and grill, electric hob with extractor over, inset one and a quarter bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, cupboard housing the gas central heating boiler, appliance space, central heating radiator and two double glazed windows.



**Office (6' 10" x 5' 10") or (2.08m x 1.78m)**

With double glazed door to the side, two double glazed windows to the side elevation and central heating radiator.

## Landing

With central heating radiator.



### Bedroom 1 (12' 01" x 11' 03") or (3.68m x 3.43m)

With two double glazed windows to the front elevation and central heating radiator.



### Bedroom 2 (12' 05" x 9' 01") or (3.78m x 2.77m)

With built in cupboard over the stairs, central heating radiator and double glazed window to the rear elevation.



### Bathroom (14' 02" x 7' 06") or (4.32m x 2.29m)

This is a modern well designed bathroom with white four piece suite which very briefly comprises: panel bath, walk in double shower cubicle with rainfall shower and hand held attachment, low level WC and wash hand basin with storage below. There is an extractor fan, complementary tiling to the walls and floor, central heating radiator and double glazed window to the rear elevation.



### Outside

There is an enclosed garden to the rear with paved seating area, lawn and decorative borders and a further seating area. The front has a decorative 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 sellers 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 gas, mains water, mains drainage

EPC Rating:61

## Tenure

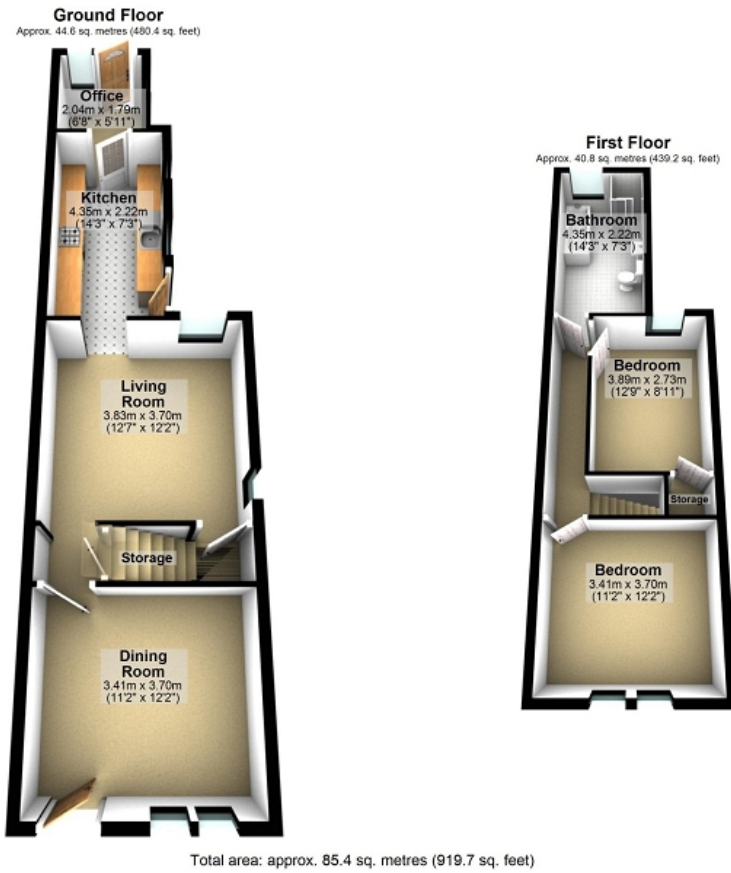
We are informed that the tenure is Freehold


# Council Tax

Band A

## Directions

For Satellite Navigation the Post Code is NG16 6NY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.