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Brickyard Lane, South Normanton, £110,000

- TRADITIONAL MID TERRACE HOME
- TWO BEDROOMS
- PARKING TO THE FRONT
- ENCLOSED REAR GARDEN
- NO UPWARD CHAIN
- ENERGY RATING C



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 mid terrace property, available with no upward chain. Requiring some cosmetic modernisation, the property presents an excellent opportunity for first time buyers, investors, or those looking to add value.

The accommodation briefly comprises a welcoming lounge featuring a fireplace suitable for an electric fire, and a fitted kitchen with a range of wall and base units, to the first floor there are two bedrooms and a shower room.

Externally, the property benefits from off-road parking to the front and an enclosed rear garden. Situated within the popular area of South Normanton, the property enjoys easy access to a wide range of local amenities including supermarkets, shops, schools, healthcare facilities, cafes and public transport services. Excellent road links via the M1 and A38 make this ideal location for commuters travelling to Derby, Nottingham, Mansfield and surrounding area.

Early viewing is highly recommended to fully appreciate the potential this property has to offer.

Accommodation



Lounge (12' 01" x 11' 0") or (3.68m x 3.35m)

With double glazed window and door to the front elevation, feature brick fireplace for an electric fire, dado rail, meter cupboard, central heating radiator and TV aerial connection point.



Fitted Kitchen (11' 11" x 10' 11") or (3.63m x 3.33m)

With white fronted units having work tops over and complementary splash back tiling, inset single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, cupboard housing the gas central heating boiler, built in oven and four burner gas hob with extractor over, appliance space and double glazed window and door to the rear elevation.

Landing

With artex walls.



Bedroom 1 (12' 0" x 11' 0") or (3.66m x 3.35m)

With artex ceiling, double glazed window to the front elevation and central heating radiator.



Bedroom 2 (11' 11" x 5' 06") or (3.63m x 1.68m)

With access to the loft space, central heating radiator, double glazed window to the rear elevation and artex ceiling.



Shower Room

With white three piece suite comprising: shower cubicle, low level WC, wash hand basin, laminate flooring and double glazed window.



Outside

To the rear of the property there is an over grown garden. To the front there is off road car parking.

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:71

Tenure

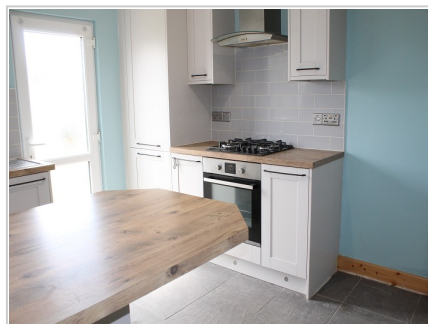
We are informed that the tenure is Freehold

Council Tax

Band A

Directions

For Satellite Navigation the Post Code is DE55 2AE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.