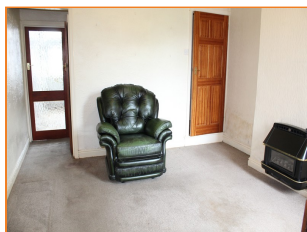


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Grange Street, Alfreton, £115,000

- TRADITIONAL SEMI DETACHED HOME
- TWO BEDROOMS
- LOUNGE AND DINING ROOM
- REQUIRES MODERNISATION
- NO UPWARD CHAIN
- ENERGY RATING D



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 being sold with no upward chain. The property requires a degree of modernisation in terms of bathroom and kitchen and general decoration. Briefly the accommodation comprises: Lounge, separate dining room and kitchen. To the first floor there are two bedrooms and a shower room. To the rear there is a garden with seating area, outside WC and further brick store. We would strongly recommend early viewing to avoid disappointment.

Within Alferton there is a range of facilities including supermarkets, medical services, places of worship, public houses, leisure centre and a range of schooling. Alferton is well placed for transport links to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield.

Accommodation



Lounge (12' 0" x 11' 04") or (3.66m x 3.45m)

With double glazed window and door to the rear elevation, meter cupboard, central heating radiator, coving to the ceiling and feature fire surround.



Dining Room (12' 02" x 12' 01") or (3.71m x 3.68m)

With double glazed window to the rear elevation, coving to the ceiling TV aerial connection point, wall mounted gas living flame fire and central heating radiator.



Fitted Kitchen (8' 11" x 5' 11") or (2.72m x 1.80m)

With wall and base units, rolled edged work surfaces, complementary tiling to the walls and quarry tiled floor, artex to the walls and ceiling, inset single drainer sink unit with mixer tap, plumbing for automatic washing machine, central heating radiator and double glazed window and door to the side elevation.

Landing

With doors to the first floor accommodation.



Bedroom 1 (12' 00" x 11' 04") or (3.66m x 3.45m)

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



Bedroom 2 (12' 03" x 9' 02") or (3.73m x 2.79m)

With double glazed window to the rear elevation and central heating radiator.



Shower Room (12' 03" x 5' 11") or (3.73m x 1.80m)

With three piece suite comprising: shower cubicle, low level WC, pedestal wash hand basin, central heating radiator, double glazed window and cupboard housing the boiler.



Outside

To the rear of the property there is a paved seating area, lawn and decorative raised flower border. There is an outside WC and a further brick store.

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:64

Tenure

We are informed that the tenure is Freehold

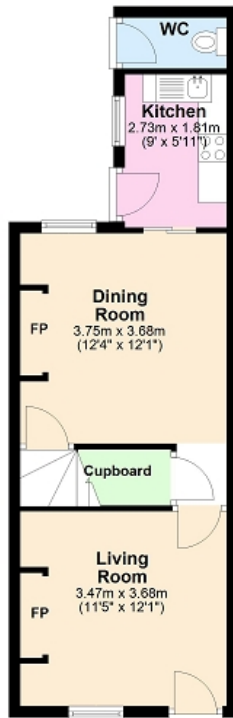
Council Tax

Band A

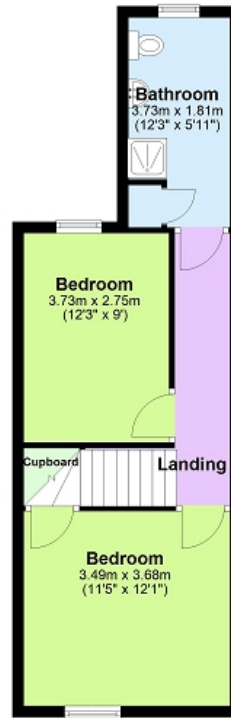
Directions

For Satellite Navigation the Post Code is DE55 7JA

Ground Floor



First Floor



Total area: approx. 76.6 sq. metres (824.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be treated as such by any prospective purchaser. Plan produced using PlanUp.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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.