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Fern Lea, Shirland £185,000

- MODERN SEMI DETACHED
- TWO BEDROOMS
- GARAGE AND GARDENS
- SOUGHT AFTER LOCATION
- 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 modern two bedroom semi detached home which is situated within this highly sought after location. Briefly the accommodation comprises: Entrance porch, entrance hall, lounge with wall mounted electric fire and stairs rising to the first floor accommodation, two bedrooms and a bathroom. To the outside there are gardens to the front and rear and a single detached garage. We strongly recommend viewing as soon as possible to avoid disappointment.

Within Shirland there are public houses, bus routes, church, village hall and a primary school. The village of Shirland is well placed for commuting to the nearby commercial centres of Nottingham, Derby, Mansfield and Chesterfield.

Accommodation

Entrance Porch

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



Lounge (17' 04" x 12' 0"Max Max) or (5.28m x 3.66m Max)

With door to the porch, wall mounted electric wall mounted fire, TV aerial connection point, double glazed window to the front elevation, stairs rising to the first floor accommodation, two central heating radiators and under stairs store.



Fitted Kitchen (12' 0" x 6' 10") or (3.66m x 2.08m)

With a range of wall and base units incorporating drawers, matching work surfaces with up-stands. There is a built in oven with gas hob with extractor over, wall mounted central heating boiler, single drainer sink unit with mixer tap, plumbing for automatic washing machine, appliance space, ceiling spot lights, two double glazed windows to the rear and double glazed door.

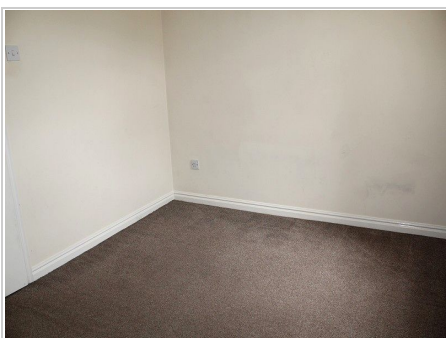
Landing

With access to the loft space.



Bedroom 1 (12' 0" x 9' 10") or (3.66m x 3.00m)

Narrowing to 8ft 3. With double glazed window to the rear elevation and central heating radiator.



Bedroom 2 (12' 0" Max x 8' 11" Max) or (3.66m Max x 2.72m Max)

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



Bathroom

With white three piece suite comprising: panel bath with shower and glazed screen, pedestal wash hand basin, low level WC. The wall have easy care wet walls, there is a central heating radiator and double glazed window to the side elevation.

Garage (17' 02" x 7' 10") or (5.23m x 2.39m)

Plus recess. With up and over door to the front, personal door to the side, light, power, overhead storage and work bench.



Outside

To the front of the property there is a lawn with shrubs and bushes and a shared driveway provides off road car parking and access to the single garage. To the rear there is an enclosed garden with patio, lawn decorative borders and a block paved pathway leads to a further seating area, ideal for entertaining and relaxing.

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:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B

Directions

For Satellite Navigation the Post Code is DE55 6EP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(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.