



£120,000

Nottingham Road, Somercotes DE55 4JH

Terraced House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- OFF ROAD PARKING FOR SEVERAL VEHICLES
- Walking distance to local amenities
- Two Bedrooms
- Gas central heating & double glazing
- Fitted Kitchen
- Ideal for first time buyers
- Investment Opportunity
- No Upward Chain

Property Description

Derbyshire Properties are delighted to offer this two bedroom terrace property to the market. With no upward chain and boasting the rare addition of off street parking for multiple vehicles, this property would be ideal for First Time Buyers and Investors alike. We recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to offer this two bedroom terrace property to the market with no upward chain and the rare addition of Off street parking for 3-4 vehicles. Internally the property briefly comprises: Lounge, Kitchen, Rear Hallway and Bathroom to the Ground Floor with Bedroom One and Two to the first floor. Externally, the property boasts a rear courtyard/patio area for seating, off street parking for MULTIPLE vehicles and a lawn accessed via shared pathway.

Living Room

13'9 x 11'0 (4.20m x 3.50m) Accessed via UPVC door to the front elevation, with additional double glazed window to the front elevation, carpeted flooring, wall mounted radiator and alcove feature along chimney breast. A cupboard housing the meters.

Kitchen

10'7 x 9'0 (3.23m x 2.76m) Accessed via the Lounge and Rear Hallway, the Kitchen features a range of base cupboards and eye level units all incorporated by rolled wood effect laminate countertops. The Kitchen boasts Integrated appliances such as fridge freezer, electric oven and hob with overhead extractor and plumbing for washing machine beneath sink. Vinyl flooring, wall mounted radiator and double glazed window to rear elevation.

Hallway

Accessed via double glazed UPVC door, the Rear Hallway allows for access to the Kitchen, Bathroom and also hosts the stairs to the first floor.

Bathroom

7'0 x 5'8 (2.02m x 1.74m) A three piece suite including bath with overhead shower, pedestal wash basin and toilet. Also benefitting from tiled walls, vinyl flooring and wall mounted radiator.

First Floor

Landing

Offering access to Bedroom One and Bedroom Two, as well as loft hatch access.

Bedroom One

13'9 x 11'0 (4.19m x 3.50m) With double glazed window to the front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

10'8 x 9'0 (3.26m x 2.72m) With double glazed window to the rear elevation, wall mounted radiator and carpeted flooring. There is a cupboard housing the boiler also.

Outside

To the rear of the property there is off street parking for up to four vehicles, a rear patio/courtyard and lawn area stretching beyond the parking spaces.

Council Tax

We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(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	

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