



£120,000

Alfreton Road, Selston NG16 6DQ

Terraced House | 2 Bedrooms | 1 Bathroom

01773 832355

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# Step Inside

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## Key Features

- Perfect For First Time Buyers
- Ideal Investment Opportunity
- Parking to Rear
- Easy Access To A38/M1, Ripley And Alfreton
- Two Double Bedroom
- Modernised Kitchen & Bathroom

## Property Description

Derbyshire Properties present this Two bedroom terraced property to the market. Benefitting from modern Kitchen and Bathroom, we believe the property would make the perfect home for First Time Buyers or those looking to invest. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

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Internally, the property briefly comprises; Lounge, Dining Room, Kitchen to the ground floor whilst benefitting from Two double Bedrooms and the Family Bathroom to the First Floor.

Externally the property has parking for one car to the rear elevation as well as brick built storage shed.

### Lounge

11' 9" x 10' 10" (3.58m x 3.30m) Accessed via UPVC door and with double glazed window to the Front Elevation, wall mounted radiator and stone built feature fire place with raised tiled hearth. Carpeted flooring leading to Dining Room.

### Dining Room

11' 9" x 11' 8" (3.58m x 3.56m) With stone built feature fireplace with raised tiled hearth, double glazed window to the rear elevation, wall mounted radiator and carpeted flooring.

### Kitchen

12' 7" x 6' 8" (3.84m x 2.03m) Accessed via obscured glass panel door from the Dining Room, the Kitchen features a range of base cupboards and eye level units all incorporated by roll top laminate work surfaces and tiled splashback. Electric oven with gas hob and overhead extractor hood all feature, as does one and a half bowl stainless steel sink with drainer unit. There is plumbing and power for washing machine and tumble dryer beneath the sink. There is vinyl flooring, double glazed window to the side elevation and a UPVC door accessing the rear courtyard.

### First Floor

#### Landing

Accessing Bedroom One and Two, the carpeted landing houses the loft hatch.

#### Bedroom One

11' 8" x 10' 7" (3.56m x 3.23m) With double glazed window to the front elevation, fitted wardrobe units with ample hanging/shelving, wall mounted radiator and carpeted flooring. There is an additional storage closet housed above the stairs that can be accessed via Bedroom One.

#### Bedroom Two

10' 11" x 10' 6" (3.33m x 3.20m) With double glazed window to the rear elevation, fitted wardrobe units, wall mounted radiator and carpeted flooring. Access to Bathroom.

#### Bathroom

8' 2" x 6' 10" (2.49m x 2.08m) A three piece suite comprising; Double walk-in shower, vanity wash basin and toilet. Fully tiled walls, wall mounted heated towel rail and double glazed obscured window to the rear elevation.

#### Outside

Externally the property has parking for one car to the rear elevation as well as brick built storage shed.

#### Council Tax

We understand that the property currently falls within council tax band A, with Ashfield District 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+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Telephone: 01773 832355

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