

bothams <sup>1871</sup>



35 Nottingham Road  
, Alfreton, DE55 7HL  
£115 Per Week



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Modern HMO Room to Let in Alfreton – Bills Included!

This spacious, furnished HMO room is ideal for professionals seeking comfort, convenience, and affordability. Situated in Alfreton, the property offers easy access to local amenities and public transport.

The room includes a single bed with bedding, set of drawers and a versatile fold-up desk.

### Communal Amenities:

-Fully equipped kitchen featuring fridge freezer, washing machine, oven with hob, microwave, kettle and toaster.

-The property features a shower room on the ground floor and a bathroom on the first floor, equipped with both a bathtub and a separate shower cubicle.

-The rental price includes a cleaner for the communal areas.

-To the rear of the property, there is a communal yard featuring a small seating table and a washing line for shared use.

### Bills Included:

All utility bills are included in the rent, including broadband and the cost of the communal cleaner.

### General





## Floor Plan



## Viewing

Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

