



Babbington Street, Tibshelf, Alfreton, Derbyshire DE55 5QD

 3  1  1  C

£165,000

PINEWOOD



**Babbington Street  
Tibshelf  
Alfreton  
Derbyshire  
DE55 5QD**



**£165,000**

**3 bedrooms  
1 bathroom  
1 reception**

- NO CHAIN - Ideal Investment Property Or First Time Buy (Approx. 5.8% Gross yield)
  - Driveway Parking To The Front for Two Cars
  - Ground Floor W.C./Cloakroom with White Suite
    - Lounge with Understairs Storage
- Newly Fitted Modern Bathroom With White Suite And Shower Over Bath
- South Facing And Fully Enclosed Rear Garden And Patio Overlooking Trees
  - Built In Wardrobes To Bedroom One
- Modern Kitchen Diner With Integrated Oven, Hob And Extractor - uPVC Doors Lead Out To The Rear Garden
  - Neutral Decor, Carpets and Flooring
- Gas Central Heating - uPVC Double Glazing - Council Tax Band B





**NO CHAIN - PERFECT FOR THE FIRST TIME BUYER OR INVESTOR - LOVLEY VIEWS TO THE REAR** - Nestled in this charming cul de sac semi rural location of Babbington Street, Tibshelf, Alfreton, this delightful terraced town house is a gem waiting to be discovered and benefits from a convenient location with easy access to local amenities, schools, M1 Motorway and main transport links. The five pits trail and the East Midlands Designer Outlet are also on your doorstep. Whether you're looking to unwind in the tranquillity of your own home or explore the nearby countryside, this property offers the best of both worlds.

The property comprises; entrance hall, ground floor w.c, lounge and kitchen diner. To the first floor are two double bedrooms, one with built in wardrobes, a single bedroom and the newly fitted bathroom.

Conveniently offering driveway parking for two cars at the front, The tranquillity of being overlooked by trees and the lovely countryside views, provide a peaceful retreat from the hustle and bustle of everyday life.

Step outside to the south-facing, fully enclosed rear garden and patio, where you can bask in the sun and enjoy outdoor gatherings with friends and family. The possibilities are endless in this charming abode, offering a blend of modern amenities and picturesque surroundings.

Whether you're looking for an ideal investment opportunity or considering your first step onto the property ladder, this house is a versatile choice. With a gross yield of approximately 5.8%, this property promises not only a comfortable living space but also a sound financial investment.

Don't miss out on the chance to make this house your home sweet home. Book a viewing today and unlock the potential of this inviting property in the heart of Tibshelf. uPVC Double Glazing and Gas Central Heating.

**\*\*VIDEO TOUR AVAILABLE - TAKE A TOUR\*\***

**\*\*PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING\*\***

#### **ENTRANCE HALL**

The property is entered into the hall through the composite door, with painted décor, wooden laminate flooring, radiator and alarm control pad.

#### **GROUND FLOOR W.C/CLOAKROOM**

The ground floor w.c has a white suite including a low flush w.c and a wall mounted hand basin with chrome mixer tap and tiled surrounds, wooden laminate flooring, painted décor and radiator.

#### **LOUNGE**

14'8" x 12'4" (4.49 x 3.76)

The lounge has grey wooden laminate flooring, painted décor, radiator, under stairs storage and uPVC window. Stairs rise to the first floor landing having loft access and built in storage cupboard.

#### **KITCHEN DINER**

15'2" x 9'2" (4.63 x 2.80)

The kitchen diner has a god range of drawers, wall and base units with a complimentary laminated worktop incorporating a 1 1/2 stainless sink with chrome mixer tap. integrated four ring gas hob, extractor and oven, with space/plumbing for a washing machine, painted décor, radiator, uPVC window, grey wood laminate flooring, space for a dining table and uPVC French doors leading out to the rear garden.

### BATHROOM

6'1" x 5'9" (1.87 x 1.77)

The part tiled bathroom has a white suite with low flush w,c, pedestal hand basin with chrome taps and a bath with glass screen and shower over. Also including an extractor, radiator and uPVC frosted window.

### BEDROOM ONE

12'6" x 8'8" (3.82 x 2.65)

This is a double bedroom to the front aspect with built in wardrobes, carpet, painted décor, radiator and uPVC window.

### BEDROOM TWO

11'6" x 8'7" (3.53 x 2.64)

This is a double bedroom to the rear aspect with carpet, painted décor, radiator and uPVC window.

### BEDROOM THREE

8'3" x 6'2" (2.53 x 1.88)

This is a single bedroom to the rear aspect with carpet, painted décor, radiator and uPVC window.

### OUTSIDE

To the front of the property is driveway parking for two cars, to the rear is a fully enclosed south west facing garden with lawn and patio.

### RESERVATION AGREEMENT MAY BE AVAILABLE

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

### GENERAL INFORMATION

Tenure: Freehold

Total Floor Area:

EPC Rating: C

uPVC Double Glazing

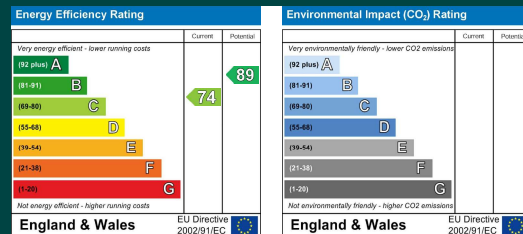
Gas Central Heating - Combi Boiler

Council Tax Band - B

Loft is boarded and storage shelving with lighting, electric and a pull down ladder

### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position



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