



Market Street, South Normanton, Alfreton, Derbyshire DE55 2AB

- 3
- 1
- 2
- EPC

£105,000

PINEWOOD



**Market Street
South Normanton
Alfreton
Derbyshire
DE55 2AB**



£105,000

**3 bedrooms
1 bathroom
2 receptions**

- NO CHAIN - SOLD WITH SITTING TT - POTENTIAL 8% GROSS YIELD
 - PERFECT FOR INVESTORS OR FIRST TIME BUYERS
 - SOUTH WEST FACING REAR GARDEN
 - TWO RECEPTION ROOMS
 - BATHROOM WITH WHITE SUITE BATH AND SHOWER CUBICLE
 - TWO DOUBLE BEDROOMS AND A SINGLE
- KITCHEN HAS INTEGRATED OVEN, HOB AND EXTRACTOR, SPACE/PLUMBING FOR A WASHING MACHINE
- GAS CENTRAL HEATING (NEW COMBI BOILER FITTED 2023) - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
 - EASY ACCESS TO M1 MOTORWAY JUNC 28 - DERBY AND NOTTS
 - CLOSE TO THE TOWN OF CLAY CROSS, RIPLEY AND ALFRETON



****NO CHAIN **SOLD WITH SITTING TENANT****

****PERFECT FOR THE INVESTOR**POTENTIAL 8.9% GROSS YIELD****Pinewood Properties are delighted to offer this THREE BED END TERRACED home conveniently situated for the commuter with easy access to junction 28 of the M1 motorway and the A38 dual carriageway. Within easy access of all the village amenities of South Normanton. The property downstairs comprises: Entrance hall, lounge with feature fireplace, second reception room, kitchen with integrated oven, hob and extractor and rear porch. To the first floor is the main bedroom, a second double bedroom, a single bedroom and a bathroom with white suite, bath and separate shower cubicle. To the front the property is set back from the road via a small forecourt, to the rear is as south west facing enclosed garden with patio and lawn. uPVC Double Glazing and Gas Central Heating (New combi boiler fitted 2023)

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

ENTRANCE HALL/STAIRS AND LANDING

The property is entered into the hall with stairs rising to the first floor landing, having loft access.

LOUNGE

13'5" x 11'11" (4.10 x 3.64)

The lounge has a feature fireplace, laminate flooring, neutral painted décor, radiator and uPVC bay window.

SECOND RECEPTION ROOM - DINING ROOM

13'5" x 12'5" (4.10 x 3.80)

The second reception room makes an ideal dining room, having an inglenook fireplace, neutral painted décor, neutral carpet, radiator and uPVC window.

KITCHEN

11'9" x 6'10" (3.60 x 2.10)

The modern kitchen has a good range of beech drawers wall and base units with a complementary laminated worktop with tiled surrounds incorporating a stainless sink with chrome mixer tap. Integrated oven, hob and extractor, space/plumbing for a washing machine. With neutral painted décor, wooden laminate flooring, radiator and uPVC window, access into the rear porch through the uPVC door, the porch gives access to the rear garden.

BEDROOM ONE

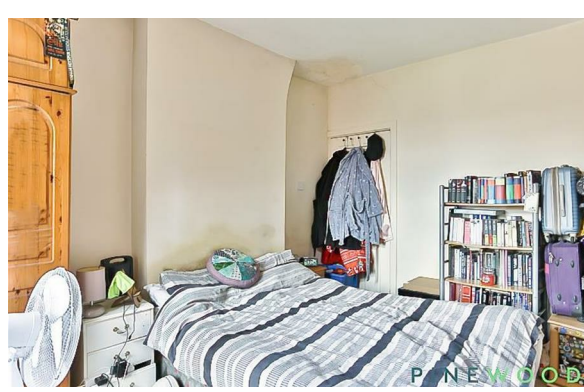
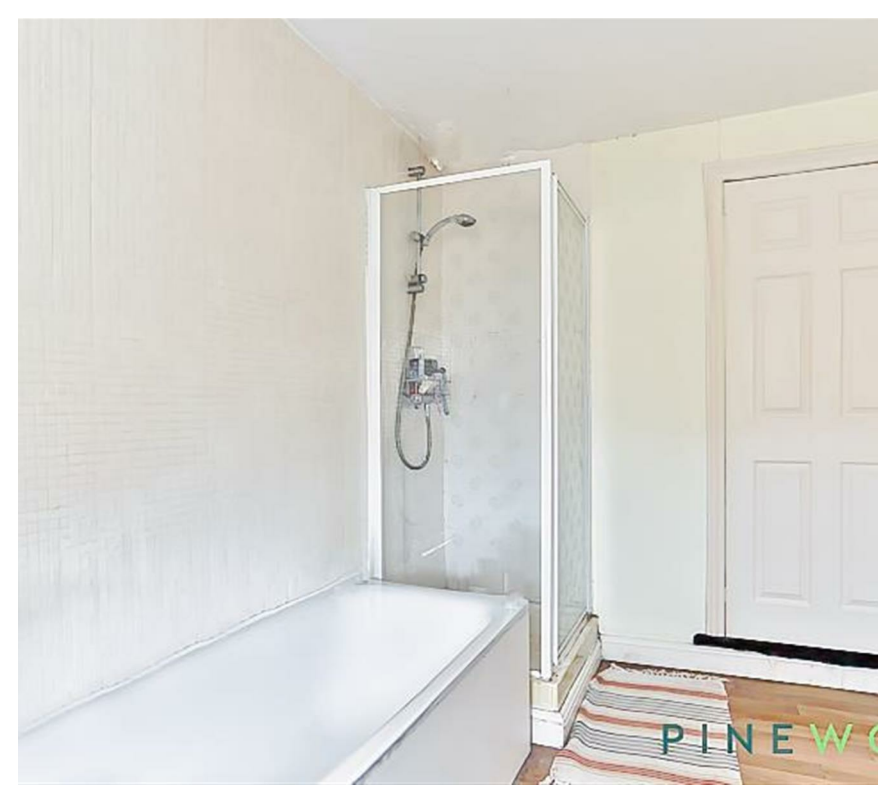
12'7" x 10'3" (3.84 x 3.14)

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

BEDROOM TWO

9'6" x 8'10" (2.90 x 2.70)

This is a double bedroom to the front aspect with neutral painted décor, wooden laminate flooring, radiator and uPVC window.



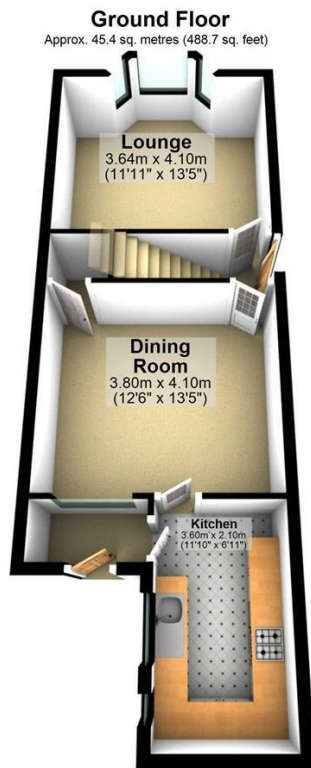
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC





Total area: approx. 91.9 sq. metres (989.4 sq. feet)

BEDROOM THREE

11'9" x 7'2" (3.60 x 2.19)

This is a single bedroom to the front aspect with neutral painted décor, wooden laminate flooring, radiator and uPVC window.

OUTSIDE

To the front the property is set back from the road via a small forecourt, to the rear is as south west facing enclosed garden with patio and lawn

GENERAL INFORMATION

Loft

Tenure: Freehold

Council Tax Band: A

EPC Rating: TBC

Total Floor Area: 989.4 sq ft / 91.9 sq m

Gas Central Heating: New Combi Boiler fitted 2023

uPVC Double Glazing

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.

RESERVATION AGREEMENT

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.

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