



43 Kingsley Crescent, Stonebroom, Alfreton, DE55 6HW

Offers Around £125,000

- Semi Detached House
- Lounge
- Bathroom
- Cash Offers Only!
- Popular Location
- Kitchen Diner
- Gardens & Drive Way
- Requires Some General Updating
- THREE Bedrooms
- NO Chain!

43 Kingsley Crescent, Alfreton DE55 6HW

Requiring some updating is this appealing and spacious Three bedroom semi detached house, nestled in a popular residential area!

This property sits in the conveniently placed village of Stonebroom and is well placed for local amenities, infant & primary schools, transport and major road links.

The well proportioned living accommodation comprises of; Entrance Hall, Lounge Kitchen Diner, Three Bedrooms and Bathroom.

Outside with gated driveway and an enclosed garden to the rear.

Offered For Sale with NO Upward Chain and subject to CASH Offers Only!

Viewing is by Appointment Only!

Total Floor Area; 81.3 Sq.m / 876 Sq.Ft

Non Standard Construction - please see notes



Council Tax Band: A



Hall

Lounge

14'5" x 10'9"

Kitchen / Diner

21'0" x 9'11"

Furst Floor - Landing

Bedroom

14'7" x 10'10"

Bedroom

11'2" x 10'3"

Bedroom

9'6" x 7'2"

Bathroom

7'6" x 5'5"

AML

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

The Consumer Protection (Amendment) Regulations 20

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.

Construction - Non Standard

We are informed that this property is non standard construction (concrete) and therefore may restrict a buyers ability to obtain a mortgage.

We ask that you make your own investigations regarding lending prior to viewing.

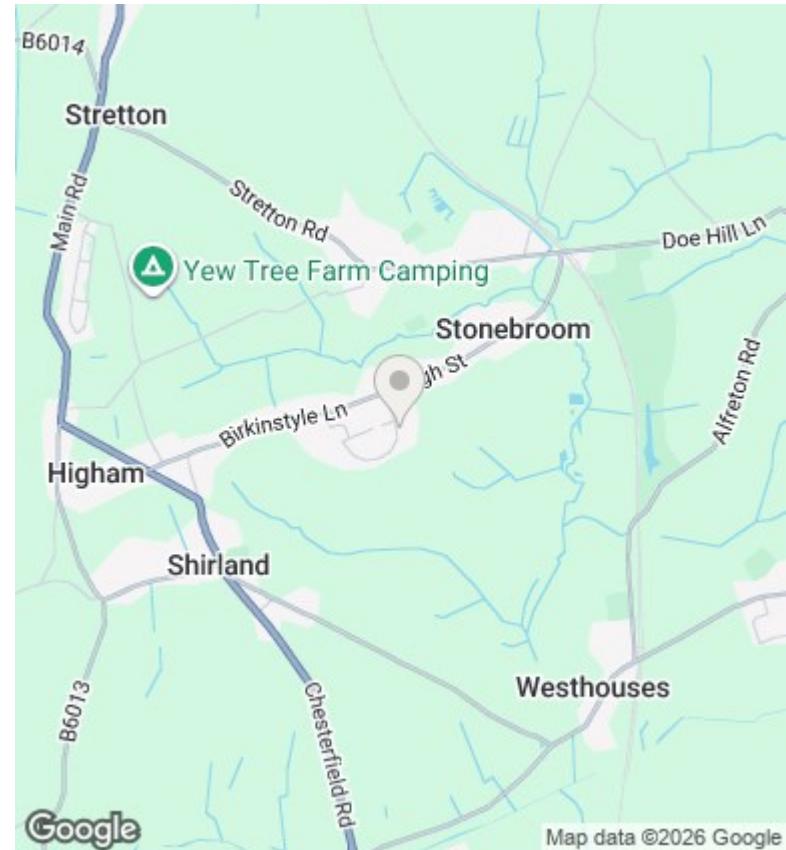
Cash Offers are preferred.

Central Heating

Solid Fuel - not tested







Directions

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	