



The Green
Alfreton



Property Description

Hall and Benson are delighted to offer for sale this two bedroom ground floor flat located in Alfreton. Having excellent road network links and being close to local amenities this property is the ideal first time buy or downsize home.

The accommodation in brief- Entrance Hall, Lounge, Breakfast Kitchen, Two Bedrooms and a Shower Room.

Outside there is a path leading to the front entrance door and a garden space to the rear.

Internal Viewing Essential!!

Entrance Hall

The home is entered via a front entrance door to the Hall, with a storage cupboard and doors leading to-

Lounge

13' 9" x 11' 6" (4.19m x 3.51m)
With a UPVC bay window to the rear elevation and a gas central heating radiator.

Breakfast Kitchen

9' 5" x 12' 9" (2.87m x 3.89m)
Fitted with a matching range of wall and base units with complimentary roll top work surface incorporating a sink drainer unit with mixer tap over, freestanding oven and hob and space for white goods. With a gas central heating radiator a UPVC double glazed window to the rear elevation and a door to the rear garden.

Bedroom One

12' 8" x 13' 8" (3.86m x 4.17m)
With a UPVC double glazed window to the front elevation and a gas central heating radiator.

Bedroom Two

9' 5" x 12' 2" (2.87m x 3.71m)
With a UPVC double glazed window to the front elevation and a gas central heating

radiator.

Shower Room

Fitted with a three piece suit comprising of shower cubicle with electric shower over, low level WC and a pedestal wash hand basin. Gas central heating radiator and a UPVC double glazed window to the rear elevation.

Outside

With pathway with hand rail leading to the front door.
The rear of the home has a lawned garden area with path and brick built shed.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: C

view this property online hallandbenson.co.uk/Property/ALF103146

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Mar 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Tenure: Leasehold

