



Riber Avenue
Somercotes Alfreton



Property Description

Hall and Benson are delighted to offer for sale this two double bedroom semi detached home located in the popular area of Somercotes. Having excellent road network links and being within easy reach of local amenities including schools, doctors, dentists and shops.

The accommodation briefly comprises- Entrance Hall, Lounge, Breakfast Kitchen and Utility Area. to the first floor there are two double bedrooms, a WC and a Bathroom.

Outside the home has ample off road parking to the front of the home. The rear of the property has a larger than average rear garden, which is mainly laid to lawn.

No Upward Chain Viewing Essential!!!!

Entrance Hall

The home is entered via a front entrance door to the hall, with stairs rising to the first floor and door leading to-

Lounge

With a UPVC double glazed window to the bay window, a gas central heating radiator, carpet and ceiling light.

Breakfast Kitchen

Fitted with a matching range of wall and base units and a complimentary roll top work surface incorporating a sink drainer unit with

taps over, gas central heating radiator and UPVC double glazed window to the rear elevation.

Utility Area

Landing

With loft hatch access, carpet and doors leading to-

Bedroom One

With two UPVC double glazed windows to the front elevation, gas central heating radiator, storage cupboard, carpet and ceiling light.

Bedroom Two

With a UPVC double glazed window to the rear elevation, a gas central heating radiator, carpet, ceiling light and storage cupboard.

W.C

With a low level WC, UPVC double glazed window to the side elevation, carpet and ceiling light.

Bathroom

Fitted with a white two piece suite comprising of panelled bath and wash hand basin. UPVC double glazed window to the rear elevation, carpet and ceiling light.

Outside

The front of the home has a driveway providing ample off road parking.

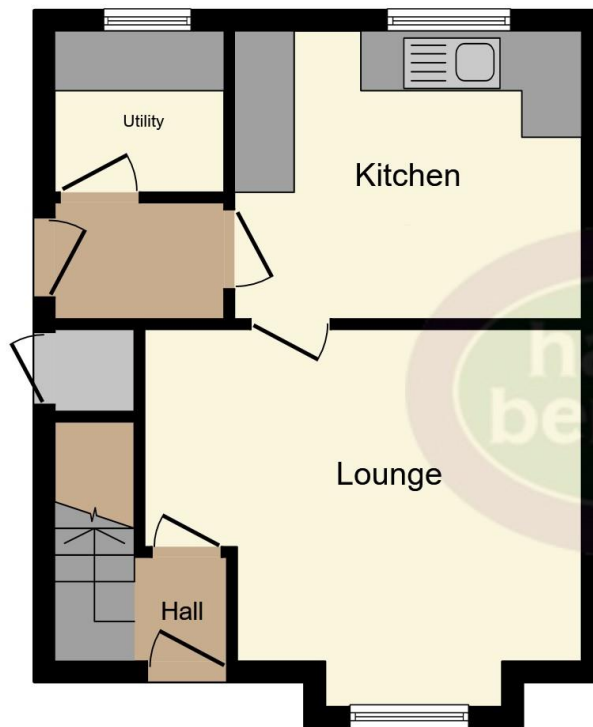
Rear Garden

A larger than average rear garden which is mainly laid to lawn, having a paved path and patio area, timber shed, outside tap, brick outhouse and light.

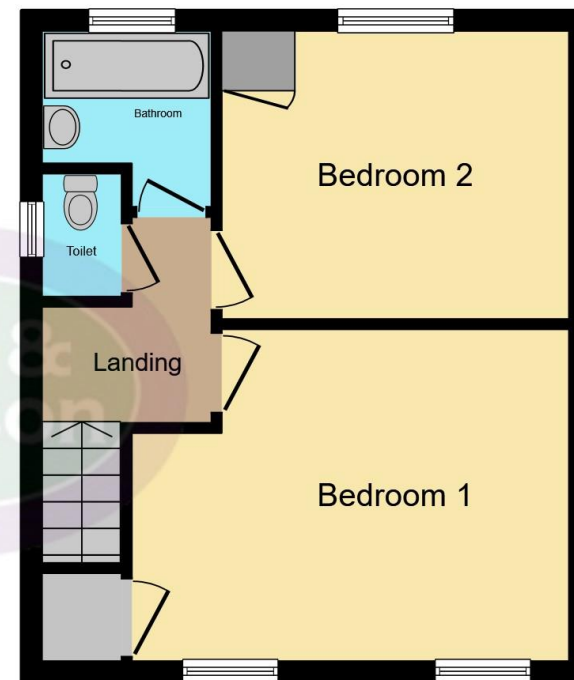








Ground Floor



First Floor

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 Council Tax
 Band: A

view this property online hallandbenson.co.uk/Property/ALF103205

Tenure: Freehold



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.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALF103205 - 0003