



The Brockwell
South Normanton Alfreton

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South Normanton Alfreton DE55 3BA

for sale guide price
£170,000



Property Description

Attention landlords - To be sold with sitting tenant. Offering an attractive yield at 6.3%.

Hall and Benson are delighted to offer for sale this two bedroom semi-detached home in the popular residential area of Broadmeadows, having off-road parking and an enclosed rear garden. The well presented accommodation briefly comprises of; entrance porch, lounge and dining kitchen. To the first floor are two double bedrooms and a family bathroom.

Entrance Porch

The home is entered via a front entrance door into the porch having a radiator, laminate floor, UPVC double glazed window to the side elevation and door leading to;

Lounge

14' x 12' 7" (4.27m x 3.84m)

Having a UPVC double glazed window to the front elevation, radiator, ceiling light, feature fireplace, stairs rising to the first floor and door leading to;

Dining Kitchen

12' 6" x 9' 1" (3.81m x 2.77m)

Fitted with a matching range of wall and base units incorporating a sink drainer unit with mixer tap over, electric hob with electric fan assisted oven under, extractor fan, tiled floors, space for white goods. UPVC double glazed window to the rear elevation, radiator and sliding patio door to the rear garden.

Bedroom One

12' 6" x 9' 9" (3.81m x 2.97m)

With a UPVC double glazed window to the front elevation, radiator, carpeted flooring and ceiling light.

Bedroom Two

12' 6" x 8' 4" (3.81m x 2.54m)

With a UPVC double glazed window to the rear elevation, radiator, ceiling light and carpeted floor.

Bathroom

With a UPVC double glazed window to the side elevation, radiator, paneled bath with mains shower over, pedestal wash hand basin, low level W/C and heated towel rail.

Outside

The front of the home has a driveway providing off-road parking being open plain and laid to lawn with paved path area leading to the front door. The rear of the home has a paved patio area with steps rising to the lawned garden area.



To view this property please contact Hall & Benson on

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22A High Street
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EPC Rating: C Council Tax
Band: A

view this property online [hallandbenson.co.uk/Property/ALF103613](https://www.hallandbenson.co.uk/Property/ALF103613)

Tenure: Freehold



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