



Prospect Street
Alferton



Property Description

Situated on the outskirts of Alfreton town centre is this terraced home in need of some upgrade. Offered with no upward chain this accommodation has reception lounge, separate dining room and kitchen with wall and base units. Ground floor bathroom with three piece suite. To the first floor are three bedrooms, one overlooking the front elevation and two to the rear. Externally the rear garden has been paved for easy maintenance. The property has a gas heating system and double glazed windows.

Ground Floor

Reception Lounge

11' 9" x 11' 10" (3.58m x 3.61m)

The focal point of this room is a feature Adam style fire surround incorporating a living flame coal effect gas fire. Radiator, meter cupboard and double glazed window and door to the front.

Dining Room

11' 10" x 11' 11" (3.61m x 3.63m)

Complementary tiled floor, stairs off to first floor accommodation and an under stairs cupboard providing storage. Access to;

Kitchen

9' 2" x 6' 11" (2.79m x 2.11m)

Fitted with a range of wall and base units with work surfaces over incorporating a single drainer stainless steel sink unit. Integrated four ring stainless steel gas hob, standing

space for fridge freezer and tiled splashbacks and floor. Double glazed window to the side and access to;

Bathroom

10' 8" x 4' 9" (3.25m x 1.45m)

Three piece suite comprising of panel bath with shower over, pedestal wash hand basin and low flush W/C. Radiator, double glazed window to the side and complementary tiled walls and floor.

First Floor

Landing

With access to;

Bedroom One

11' 11" x 11' 10" (3.63m x 3.61m)

Double glazed window to the front and radiator.

Bedroom Two

11' 11" x 8' 7" (3.63m x 2.62m)

Double glazed window to the rear ,radiator and an over stairs cupboard provides storage space.

Bedroom Three

11' 11" x 7' (3.63m x 2.13m)

Double glazed window to the side, radiator and cupboard housing the gas heating boiler.

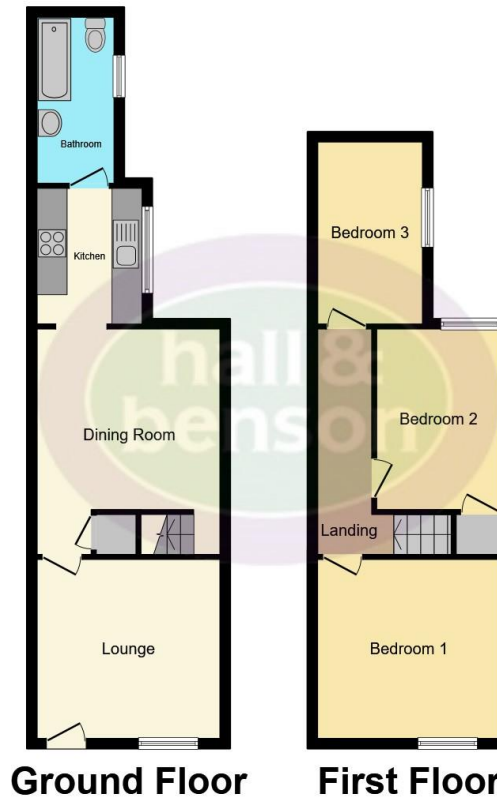
Outside

The front of the property has a walled frontage. The rear garden has been designed for easy maintenance in mind with fence surround and outside tap.









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: D Council Tax
 Band: A

view this property online hallandbenson.co.uk/Property/ALF104035

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: ALF104035 - 0002