



**41 The Common, South Normanton DE55 2EN**  
**£129,950**

Looking for a property with potential at the right price ? Look no further than this semi detached home found within a pleasant and popular residential location.

- Very deep forecourt
- Ample off street parking
- Two reception rooms
- Kitchen plus external utility
- Scope to create third bedroom
- Competitively priced

**DESCRIPTION AND SITUATION**

The sale of this traditional semi detached home will be of immediate interest to those looking for a property with potential to add value offered at a competitive price.

The property has been generally well maintained although certain aspects of the internal specification are dated giving the buyer the opportunity to create a home that meets their exact needs at an affordable price.

There is a larger than average front bedroom which has two windows and is readily capable of sub division to create a good sized third bedroom if needed. There is a much deeper than average forecourt providing plenty of off street parking.

The property is situated within a popular and pleasant, residential location in a non estate setting. It gains easy access to the centre of the village where there are various shops catering for everyday needs as well as local schools. It is supremely conveniently placed for fast access to Junction 28 of the M1 motorway and gains good, vehicular access to the nearby township of Alfreton.

The property is now vacant. As such, early possession is available (subject only to formal completion) since there will be no "chain" forming above. An early inspection is thoroughly recommended.

**ACCOMMODATION****GROUND FLOOR:**

Fully enclosed storm porch.

**ENTRANCE HALL**

With staircase giving access to the first floor accommodation and central heating radiator.

**LOUNGE 13'5" x 11'2" (4.1 x 3.42)**

Electric fire set within a reconstituted stone fireplace. Double glazed window and central heating radiator.



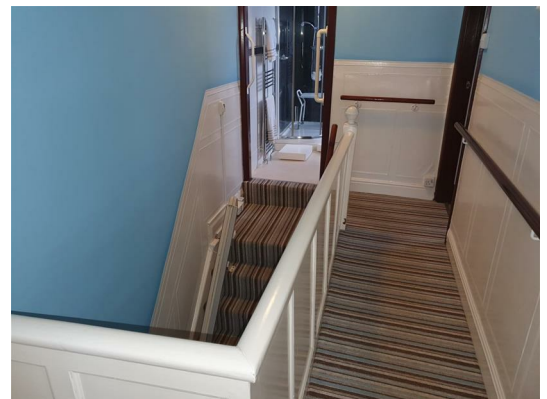


**DINING ROOM 13'6" x 13'3" (4.12 x 4.06)**

Electric fire set within a reconstituted stone fireplace with matching bench seating to the side. Double glazed windows to two elevations. Central heating radiator.

**KITCHEN 7'10" x 8'11" (2.4 x 2.72)**

Equipped with stainless steel single drainer sink unit, integrated fridge and freezer, space for cooker, base and wall mounted storage cupboards. Double glazed window. Understairs storage cupboard. Ceramic floor tiling.

**FIRST FLOOR:****LANDING**

**BEDROOM 16'4" x 11'3" (4.98 x 3.43)**

A large double bedroom with two windows to the front elevation giving excellent potential to sub divide to create a good sized third bedroom if needed. Central heating radiator.

**BEDROOM 10'6" x 12'0" (3.22 x 3.66)**

Double glazed window overlooking playing fields at the rear. A range of fitted wardrobes. Central heating radiator.



**BATHROOM/W.C 8'10" x 8'2" (2.7 x 2.49)**

Equipped with a bath, separate shower cubicle with plumbed in shower, wash hand basin and W.C. Cupboard containing the gas condensing combination boiler. Full height tiling to the walls. Central heating radiator.



**OUTSIDE**

To the front of the property there is a deeper than average forecourt that sets the property well back from the main road and provides plenty of off street parking. Most of the forecourt is paved covered with gravel for ease of maintenance. At the rear of the property there is a tarmacadam yard surrounded by block built wall. There is an attached brick built utility room (2.34 x 2.92) with plumbing for washer and separate W.C.

**ADDITIONAL OUTSIDE PHOTOS****TENURE**

Freehold. Vacant possession on completion.



**VIEWING**

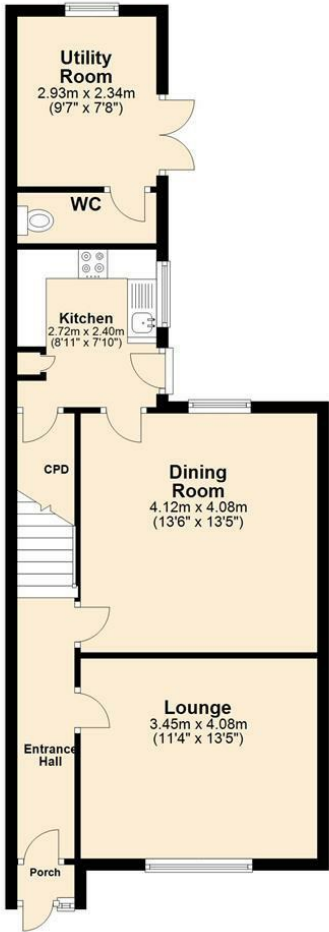
Arranged with pleasure by the Sole Selling Agents.

**SERVICES**

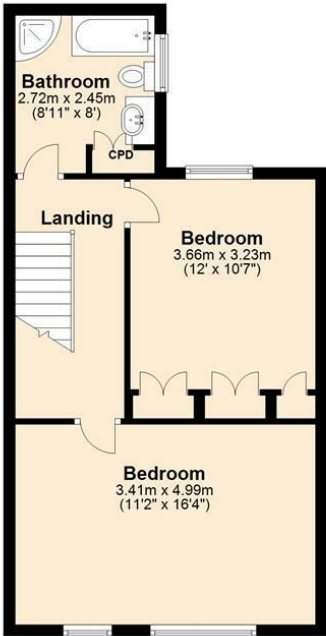
All main services are available and connected. Drainage is to the main sewer. The Common is made up and an adopted highway repairable at the public expense.

**COUNCIL TAX BAND - B**

**Ground Floor**  
Approx. 56.5 sq. metres (608.5 sq. feet)



**First Floor**  
Approx. 45.9 sq. metres (494.1 sq. feet)



Total area: approx. 102.4 sq. metres (1102.6 sq. feet)

Kristine Prınca  
Plan produced using PlanUp.

**DISCLAIMER**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		