



Priory Road
Alfreton



Property Description

Ideally located for access to the town centre and train station. Internal inspection is recommended for this well maintained and presented semi-detached home. The accommodation to the ground floor has two reception rooms, the dining room with feature fire surround. The kitchen has integrated oven and hob and provides access to the rear. To the first floor are two bedrooms and family bathroom with three piece suite. Externally the front of the property has a small forecourt, the rear garden itself has a pebble area and wall and fence surround. Externally is a utility area providing plumbing for the washing machine and separate outside W/C. The property has double glazed windows and a gas heating system.

Ground Floor

Reception Lounge

Having double glazed window to the rear elevation, radiator and an under stairs cupboard providing storage space. Complementary laminate floor.

Dining Room

The focal point of this room is a feature Adam style fire surround incorporating a living flame coal effect gas fire. Double glazed window to the front, laminate floor and ceiling coving.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces over incorporating a single drainer stainless steel sink unit. Integrated four ring stainless steel gas hob and electric oven with extractor hood over. Tiling to the floor, tiled splashbacks and double glazed window and entrance door to the side.

First Floor

Bedroom One

Double glazed window to the front, radiator and laminate floor.

Bedroom Two

Double glazed window to the rear and radiator.

Bathroom

Three piece suite comprising of panel bath with shower over, wash hand basin and low flush W/C. Complementary half tiled splashbacks, radiator and double glazed window to the rear.

Outside

The front of the property has a forecourt area. The rear of the property itself is easy maintenance having a pebble area with wall and fence surround. Externally to the rear is a

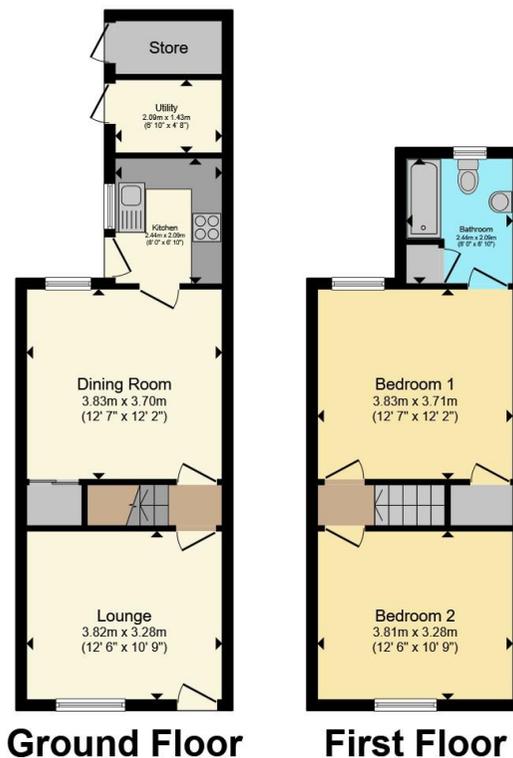
utility area providing plumbing for the washing machine and single drainer stainless steel sink unit.

Outside W/C









Total floor area 77.2 m² (831 sq.ft.) approx

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.propertybox.io



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: Council Tax
 Awaited Band: A

view this property online hallandbenson.co.uk/Property/ALF104198

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: ALF104198 - 0003