



42 Mansfield Road, South Normanton, DE55 2ER

Guide Price **£130,000**

DavidJames
the estate agent



42 Mansfield Road

South Normanton, Alfreton

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well proportioned, period style end terraced house
- Two double bedrooms
- Lounge
- Dining room with fireplace, understairs storage cupboard and laminate flooring
- Modern kitchen with timber finish units and integrated oven, hob and extractor
- Modern, stylish first floor bathroom/Wc (accessed via bedroom two) with white suite and separate walk-in shower cubicle with mains-fed shower
- Combination gas central heating, UPVC double glazing
- Good sized lawned rear garden with external Wc and stores
- Paved area to the front of the property provides potential for off street parking (drop kerb required)
- Sold with no upward chain, perfect first time purchase or investment opportunity









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

78.8 m²

848 ft²

Reduced headroom

1.1 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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