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Somercotes Hill, Somercotes, £150,000

- EXTENDED SEMI DETACHED HOUSE
- THREE BEDROOMS
- OFF ROAD CAR PARKING
- GOOD SIZE GARDENS
- NO UPWARD CHAIN
- ENERGY RATING AWAITED



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Are you in the market for a home that you can make your own which would be ideal for a family, however some renovation and upgrading is required to make this a lovely property with a generous garden to the rear. Briefly the accommodation comprises: Lounge with stairs rising to the first floor and feature stone fireplace, dining room, inner lobby, rear porch, kitchen and ground floor bathroom. To the first floor there are three generously proportioned bedrooms. To the front a driveway provides off road car parking and to the rear an enclosed garden with mature hedging, plants and a garden pond. We strongly advise viewing as soon as possible to fully appreciate the scope for improvement that would make this a desirable home.

Within Somercotes there is a selection of local facilities to include a late opening Co-op, general store, medical centre, chemist, fast food outlets, bus routes, park and a primary school. The M1/A38 may be accessed at junction 28 which is ideal for commuting the surrounding commercial centres.

Accommodation



Lounge (16' 04" x 10' 02") or (4.98m x 3.10m)

With stone feature fireplace with display niches and TV plinth, two wall lights, two central heating radiators, coving to the ceiling, stairs rising the first floor accommodation, telephone point and double glazed window and door to the front elevation.



Dining Room (10' 02" x 9' 08") or (3.10m x 2.95m)

With door to the lounge, central heating radiator and coving to the ceiling.

Inner Lobby

With coving to the ceiling and window to the side elevation.



Kitchen (11' 08" x 7' 0") or (3.56m x 2.13m)

With wall and base units, drawers, rolled edged work surfaces, complementary tiling to the walls, inset single drainer stainless steel sink unit with mixer tap, appliance space, vinyl flooring and double glazed window to the rear elevation.

Rear Lobby

With double glazed door to the rear and store off housing the gas central heating boiler.



Ground Floor Bathroom

With three piece white suite comprising: panel bath with shower over, pedestal wash hand basin, low level WC, complementary tiling to the walls, central heating radiator and double glazed window to the side elevation.

Landing

With window to the side elevation, coving to the ceiling and access to the loft space.



Bedroom 1 (13' 0" x 12' 03") or (3.96m x 3.73m)

With built in cupboard over the stairs, central heating radiator, coving to the ceiling and double glazed window to the front elevation.



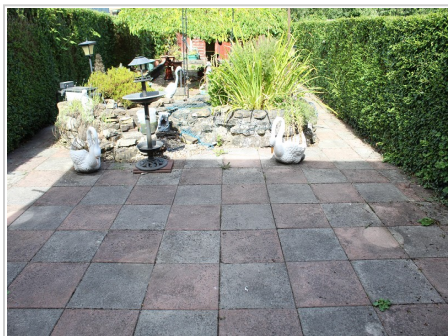
Bedroom 2 (18' 02" x 8' 01" Max) or (5.54m x 2.46m Max)

Narrowing to 6ft 11 plus wardrobe depth. With built in wardrobes and cupboards, coving to the ceiling, central heating radiator and double glazed window.



Bedroom 3 (15' 01" x 7' 04") or (4.60m x 2.24m)

With double glazed window to the rear elevation and central heating radiator.



Outside

The property is approached via wrought iron gates which open into the driveway which provides off road car parking with an easy to maintain area to the side of the drive. To the rear of the property there is a sizeable garden with paved area and well established hedging and a garden pond.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains water, mains electricity, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax


Band B

Directions

For Satellite Navigation the Post Code is DE55 4TE



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.