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## Ley Gardens, Alfreton, £135,000

- TWO BEDROOM SEMI DETACHED
- BATHROOM AND SHOWER ROOM
- OFF ROAD CAR PARKING
- NO UPWARD CHAIN
- GOOD SIZED PATIO GARDEN TO THE REAR
- ENERGY RATING D



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Green & May are delighted to offer to the market this traditional semi detached home with a gas central heating system and double glazing where specified. The property is being sold with no upward chain and we would recommend viewing as soon as possible and may be of interest to a first time purchaser. Briefly the accommodation comprises: Entrance hall, lounge with feature fireplace, fitted kitchen, rear lobby and ground floor bathroom. To the first floor there are two bedrooms and a shower room. To the outside there is off road car parking to the front and an easy to maintain enclosed garden to the rear.

Within Alfreton there are supermarkets, medical centres, chemists, public houses, library, fast food outlets, places of worship, restaurants, coffee shops, leisure centre and a range of schooling. Alfreton is ideally places for commuting to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield.

## Accommodation

### Entrance Hall

With door to the front elevation, stairs rising to the first floor accommodation, laminate floor and central heating radiator.



### Lounge (13' 07" x 11' 10") or (4.14m x 3.61m)

With double glazed window to the front elevation, laminate floor, feature fireplace with gas coal effect fire, coving to the ceiling, TV aerial connection point, wall light and central heating radiator.



### Fitted Kitchen (10' 01" x 9' 02") or (3.07m x 2.79m)

With a range of wall and base units, glass fronted display unit, complementary tiling to the walls, built in oven and four ring gas hob with pull out extractor over, inset single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, appliance space and double glazed window to the rear elevation.



### Ground Floor Bathroom

With three piece coloured suite which comprises: panelled bath with shower over, pedestal wash hand basin, low level WC, complementary tiling to the walls, central heating radiator and window to the side elevation.

### Rear Lobby

With door to the side, laminate floor and bathroom off.

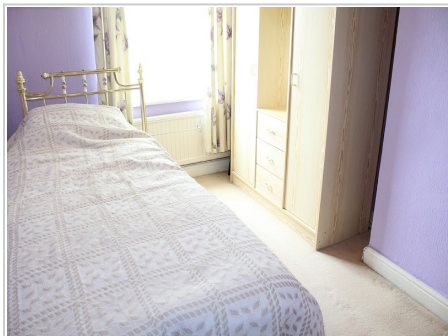
### Landing

With doors to the first floor accommodation.



### Bedroom 1 (15' 03" x 10' 09") or (4.65m x 3.28m)

With two double glazed windows to the front elevation and central heating radiator.



### Bedroom 2 (11' 10" x 6' 09") or (3.61m x 2.06m)

To chimney Breast. With double glazed window to the rear elevation, central heating radiator and cupboard housing the central heating boiler.



### Shower Room

This is a spacious shower room with white three piece suite which comprises: shower cubicle, pedestal wash hand basin, low level WC, complementary tiling to the walls, access to the loft space, central heating radiator and double glazed window to the rear elevation.



### Outside

To the rear of the property there is an enclosed garden with paved patio and gravel areas. To the front there is a brick boundary wall, block paved driveway which provides off road parking and a hand gate leading to the rear garden.

## 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 sellers 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 electricity, mains water, mains gas, mains drainage

EPC Rating:56

## Tenure

We are informed that the tenure is Freehold

# Council Tax

Band A

# Directions

For Satellite Navigation the Post Code is DE55 7GZ



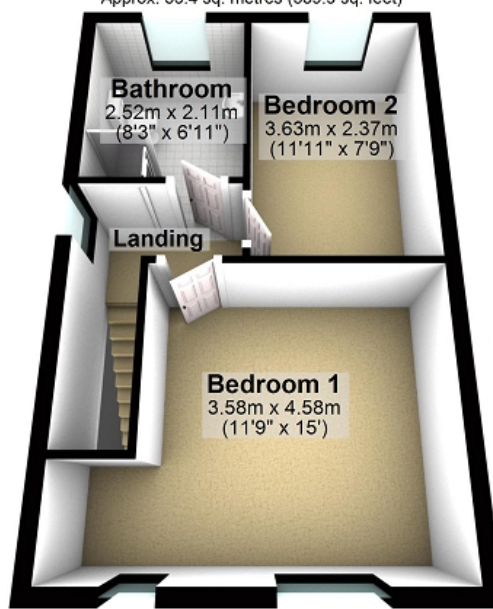
## Ground Floor

Approx. 33.4 sq. metres (359.9 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.9 sq. feet)




Total area: approx. 66.9 sq. metres (719.8 sq. feet)

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.