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George Street, Riddings, £85,000

- TWO BEDROOM FORMER SHOP
- TWO RECEPTION ROOMS
- REQUIRES IMPROVEMENT
- NO UPWARD CHAIN
- PRICED TO SELL
- ENERGY RATING D



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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If you are an investor looking for a project then this could just be the one for you! The property is in need of renovation and is being sold with no upward chain and is surprisingly spacious internally. Briefly the accommodation comprises: Lounge with store room off, inner lobby, dining room, kitchen and hall. To the first floor there are two bedrooms and a bathroom. To the outside there is a small patio garden with a brick built store.

Within Riddings there are facilities and amenities including a supermarket, general store, post office, chemist, medical centre, fast food outlets, public houses, places of worship, recreation park, community centre and a primary school. The M1/A38 may be accessed at junction 28 which provides transport links to the surrounding centers of Nottingham, Derby, Mansfield and Chesterfield. Lying just off the A38 is The East Midlands Designer Outlet which provides retail opportunities, coffee shops and restaurants.

Accommodation



Lounge (14' 08" Max x 14' 04" Max) or (4.47m Max x 4.37m Max)

With door and window to the front and central heating radiator.

Store Room (7' 01" x 5' 05") or (2.16m x 1.65m)

With window to the front elevation and gas room heater.

Inner Lobby

With under stairs store.



Dining Room (13' 06" x 12' 04") or (4.11m x 3.76m)

With double glazed windows to the side and rear elevations brick fire surround and central heating radiator.



Kitchen (13' 10" x 8' 04") or (4.22m x 2.54m)

With a limited number of wall and base units, wall mounted boiler, inset single drainer stainless steel sink units, plumbing for automatic washing machine, electric cooker point, two double glazed windows to the side elevation and central heating radiator.



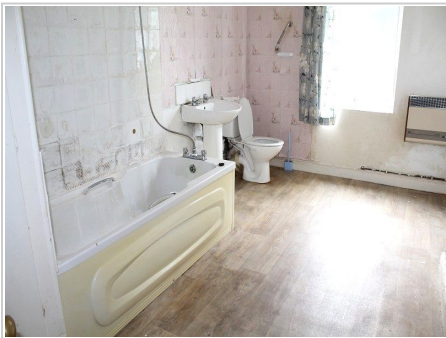
Master Bedroom (15' 04" Max x 14' 01" Max) or (4.67m Max x 4.29m Max)

With two double glazed windows to the front elevation and electric room heater.



Bedroom 2 (12' 05" x 10' 06") or (3.78m x 3.20m)

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



Bathroom

With three piece suite which comprises: panel bath with shower taken from mixer taps, low level WC, pedestal wash hand basin, built in cupboard, gas room heater and double glazed window to the rear elevation.



Outside

To the rear there is a small patio area with a brick built store.

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.

Entrance Hall

With double glazed door to the side and stairs rising to the first floor accommodation.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

Tenure


We are informed that the tenure is Freehold

Council Tax

Band A

Directions

For Satellite Navigation the Post Code is DE55 4BH

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(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.