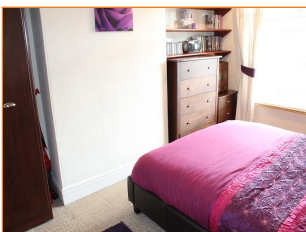


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The Common, South Normanton, £135,000

- TRADITIONAL MID TERRACED HOUSE
- TWO BEDROOMS
- LOUNGE/DINING ROOM
- GARDEN TO THE REAR
- IDEAL FIRST HOME
- ENERGY RATING AWAITED



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

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Green & May are delighted to offer to the market this traditional mid terraced which we think would make an ideal first home. The property is presented in good decorative order and we would recommend viewing as soon as possible to avoid disappointment. Briefly the accommodation comprises: Lounge/dining room with recess for an electric fire, fitted kitchen with a range of wall and base units and double glazed windows to the side and rear allowing plenty of natural light. To the first floor there are two bedrooms and a generous bathroom with white three piece suite comprising: panelled bath with shower and glazed screen, pedestal wash hand basin and low level WC. To the outside there is an enclosed garden to the rear which has a paved patio area, lawn and decorative borders and a brick store with light and power. Within South Normanton there are local facilities to include a late opening Co-op, general store, post office, petrol station, chemist, medical centre, public houses, fast food outlets, village hall, places of worship and a range of schooling. The M1/A38 may be accessed at junction 28 which provides transport links to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield. Lying just off The A38 is The East Midlands Designer Outlet which provides further retail opportunities, restaurants and coffee shops.

Accommodation



Lounge / Dining room (24' 04" x 13' 11") or (7.42m x 4.24m)

Narrowing to 8ft 8. This is a spacious lounge/dining room with double glazed window to the door to the front elevation, double glazed window to the rear, TV aerial connection point, under stairs store, recess into the chimney breast for an electric fire, two central heating radiators and laminate floor.

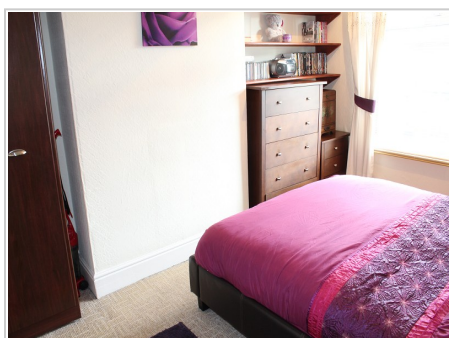


Fitted Kitchen (11' 11" x 6' 07") or (3.63m x 2.01m)

With wall and base units incorporating drawers, contrasting high gloss counter tops, complementary tiling to the walls, inset single drainer stainless steel sink unit, plumbing for automatic washing machine, electric cooker point, tiled floor, appliance space, central heating radiator, double glazed door to the rear elevation and double glazed windows to the side and rear.

Landing

With coving to the ceiling and access to the loft space.



Bedroom 1 (12' 00" x 9' 10") or (3.66m x 3.00m)

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



Bedroom 2 (12' 0" x 10' 01") or (3.66m x 3.07m)

With laminate floor, coving to the ceiling, double glazed window to the rear elevation and central heating radiator.



Bathroom

With three piece suite with panel bath with shower over and glazed screen, pedestal wash hand basin, low level WC, complementary tiling to the walls, extractor fan, cupboard housing the gas central heating boiler, double glazed window to the rear elevation and central heating radiator.



Outside

To the rear of the property there is a brick built store with light and power, patio area with external tap and light. There is a lawn and well stocked borders and a further gravel area. To the front of the property there is a small paved forecourt.

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 electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax


Band A

Directions

For Satellite Navigation the Post Code is DE55 2EP



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.