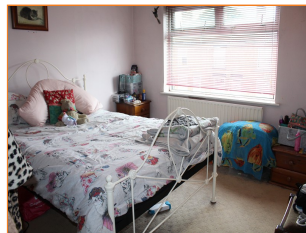


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Nottingham Road, Somercotes, £110,000

- SOLS WITH SITTING TENANT
- TRADITIONAL MID TERRACED HOME
- TWO BEDROOMS
- LOUNGE/DINING ROOM
- PARKING AND GARDENS
- 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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This property is being sold with a sitting tenant who wishes to stay in the property long term. The property has a gas central heating system and double glazing where specified and we strongly recommend viewing as soon as possible to avoid disappointment. Briefly the accommodation comprises: Lounge/dining room with dual aspect double glazed windows allowing lots of natural light, there is a fitted kitchen and to the first floor there are two bedrooms and a bathroom. To the outside there is off road parking and a garden area to the rear.

With Somercotes there is a range of local facilities to include a late opening Co-op, general store, medical centre, fast food outlet, primary school, chemist, public house and a play park. Somercotes is ideally placed for access to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield. Alfreton town centre is approximately 2-3 miles away where there is a broader selection of shopping facilities, bus and railway stations, places of worship, leisure centre and a golf club.

Accommodation



Lounge / Dining room (20' 09" x 0' 0") or (6.32m x 0.00m)

This is a spacious lounge/dining room with double glazed window and door to the front elevation and double glazed window to the rear elevation allowing plenty of natural light. There are two central heating radiators, under stairs store, TV aerial connection point, coving and artex to the ceiling.



Fitted Kitchen (8' 06" x 6' 10") or (2.59m x 2.08m)

With wall and base units, rolled edged work surfaces, complementary tiling to the walls, gas cooker point, inset single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, appliance space, double glazed window and door to the rear and central heating radiator.

Landing

With access to the loft space and central heating radiator.



Master Bedroom (11' 05" x 10' 05") or (3.48m x 3.18m)

Widening to 13ft 5. This is a good size bedroom with double glazed windows to the front elevation, central heating radiator and artex ceiling.



Bedroom 2 (10' 03" x 8' 11") or (3.12m x 2.72m)

With double glazed window to the rear elevation, TV aerial connection point and central heating radiator.



Bathroom

With white three piece suite comprising: panel bath with shower over, low level WC, wash hand basin with useful storage below, complementary tiling to the walls, laminate floor, built in cupboard, central heating radiator, built in cupboard and double glazed window to the rear elevation.



Outside

To the rear of the property there is a car parking area and garden beyond. Would potential purchasers please note that currently there is no fencing between numbers 149 and 151 Nottingham Road.

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

EPC Rating:67

Tenure

We are informed that the tenure is Freehold


Council Tax

Band A

Directions

For Satellite Navigation the Post Code is DE55 4JH

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	67	
(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.