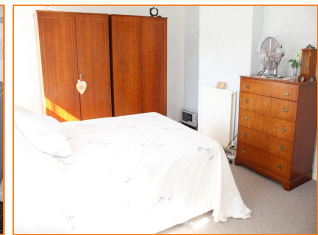
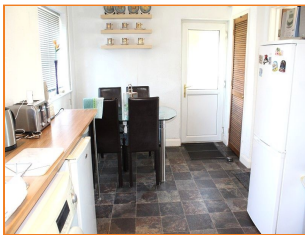


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## Bishop Street, Alfreton, £164,950

- SEMI DETACHED HOUSE WITH GARAGE
- TWO DOUBLE BEDROOMS
- 17FT 5 DINING KITCHEN
- NO UPWARD CHAIN
- VIEWING ESSENTIAL
- ENERGY RATING C



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 semi detached home which is being sold with no upward chain and the benefit of a garage and off road car parking. Briefly the accommodation comprises: Entrance hall, lounge with double glazed bay window to the front elevation and feature fireplace with pebble effect feature fire. The fitted kitchen has a range of wall and base units, stainless steel splash back with extractor over. Lying off the kitchen is the side porch. To the first floor there are two bedrooms and a bathroom. Outside there are well established gardens to the front and rear with lawns and decorative borders and a garage and driveway. We strongly recommend viewing as soon as possible to avoid disappointment.

Within Alfreton there are supermarkets, medical centres, chemists, fast food outlets, public houses, places of worship, leisure centre, golf club, bus and railway stations and a range of schooling. The M1/A38 may be accessed at junction 28 which provides access to the surrounding commercial centres 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

### Entrance Hall

With double glazed door to the front elevation, coving to the ceiling and stairs rising to the first floor accommodation.



### Lounge (14' 01" x 12' 11") or (4.29m x 3.94m)

Into Bay. This is a pleasant room with a double glazed bay window to the front elevation, feature fireplace with pebble effect electric fire, TV aerial connection point, coving to the ceiling and central heating radiator.



### Fitted Dining Kitchen (17' 05" x 9' 01") or (5.31m x 2.77m)

This is a well appointed dining kitchen with a range of white wall and base units incorporating drawers, contrasting rolled edged work surfaces and complementary tiling to the walls. There is a stainless steel splash back and extractor chimney. There is an inset single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, appliance space, useful under stairs store, tiled floor, central heating radiator and two double glazed windows.

### Side Porch

With double glazed window and door and coving to the ceiling.

### Landing

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



### Master Bedroom (14' 01" Max x 11' 02" Max) or (4.29m Max x 3.40m Max)

With built in cupboard over the stairs, coving to the ceiling, central heating radiator and two double glazed windows to the front elevation allowing plenty of natural light.



## Bedroom 2 (11' 04" x 9' 01") or (3.45m x 2.77m)

With two double glazed windows to the rear elevation, central heating radiator and cupboard housing the gas central heating boiler.

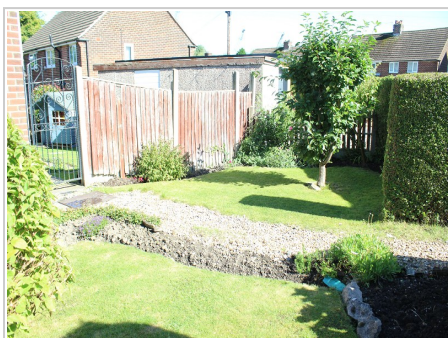


## Bathroom

With three piece white suite comprising: panel bath with shower and glazed screen, pedestal wash hand basin, low level WC, complementary to the walls, heated towel rail, ceiling spot lights and double glazed windows to the side and rear.

## Garage (15' 10" x 8' 0") or (4.83m x 2.44m)

The garage has an up and over door to the front and a personnel door to the side.



## Outside

The property on the generous plot with a driveway which provides off road car parking and access to the single detached garage. There are lawns and decorative borders to the front and rear with external lighting.

## 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:70

## Tenure

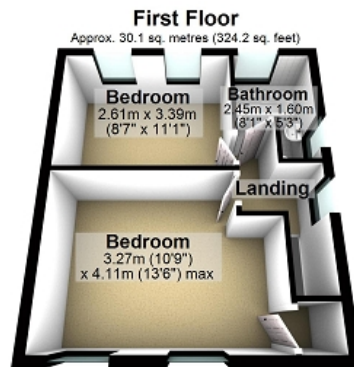
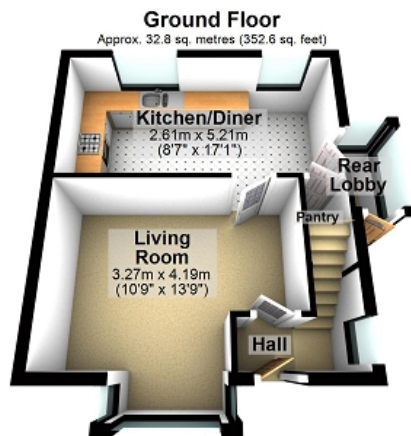
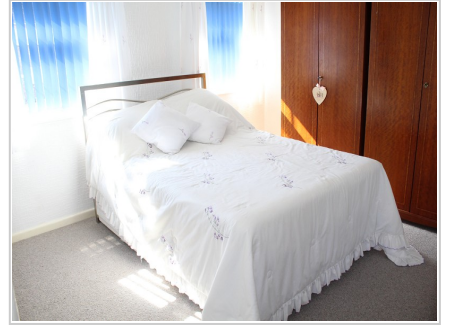
We are informed that the tenure is Freehold

## Council Tax

Band A

# Directions


For Satellite Navigation the Post Code is DE55 7EF



**Total area: approx. 62.9 sq. metres (676.8 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>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(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.