

11 High Street, Alfreton, Derbyshire DE55 7DR

Tel: 01773 832 888

Fax: 01773 835 888

sales@greenandmay.co.uk



## Bamford Street, Newton, £130,000

- TRADITIONAL TERRACED HOME
- TWO BEDROOMS
- LOUNGE AND DINING ROOM
- GARDEN TO THE REAR
- NO UPWARD CHAIN
- ENERGY RATING C



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

*All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specific to the contrary interested parties should note that:- 1). These particulars are given without responsibility of Green & May Ltd or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or part of an offer or contract; 2). Green & May Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; 3). The vendors or lessors and neither Green & May Ltd or any employee of Green & May Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; 4). VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessors must satisfy themselves as to the applicable VAT position, if necessary by taking professional advice.*

Green & May are delighted to offer to the market this traditional mid terraced home being situated within this popular village location. The property is being sold with no upward chain and we would recommend an internal viewing. Briefly the accommodation comprises: Rear entrance lobby, fitted kitchen with wall and base units, separate dining room with stairs rising to the first floor accommodation this leads though to the lounge with a log burning stove ideal for those cold winter evenings. To the first floor there is an open plan bedroom, further bedroom and a bathroom. To the outside there is a decking area which leads to a garden area with a greenhouse. There is a work shop with plumbing for automatic washing machine and a further brick building. We understand that neither of those buildings have planning permission. Within Newton there is a general store/post office, village hall, bus routes, public house, play park and a primary school. The property is ideally suited for anyone needing to commute to the surrounding centres of Nottingham, Derby, Mansfield and Chesterfield.

## Accommodation

### Rear Hallway (9' 09" x 5' 09") or (2.97m x 1.75m)

With double glazed doors to the rear, double glazed windows to the side, wall light, tiled floor and door to the kitchen.

### Fitted Kitchen (10' 03" x 7' 03") or (3.12m x 2.21m)

With a range of wall and base units incorporating drawers, two wine racks, contrasting counter tops, complementary tiling to the walls, built in oven and gas hob with extractor over, integrated fridge, stainless steel one and a quarter bowl sink unit with mixer tap, skirting heater, ceiling spot lights, access to the loft, double glazed window and door to the rear lobby.



### Dining Room (15' 02" x 10' 06") or (4.62m x 3.20m)

With stairs rising to the first floor accommodation, laminate flooring, double glazed doors to the porch, picture rail, central heating radiator and feature brick wall.



### Lounge (11' 08" x 12' 0") or (3.56m x 3.66m)

Plus recess. This room has lots of shelving ideal for books and music. The focal point to the room is the feature stone fireplace with log burning stove, dado rail, TV aerial connection point, central heating radiator, double glazed window to the front and feature stone archway with dimmer switch.

## Lobby

With double glazed door and useful store cupboard.



### Bedroom 1 (11' 09" x 10' 07") or (3.58m x 3.23m)

This is an open plan bedroom with two double glazed windows to the rear elevation, picture rail, two wall lights, central heating radiator, access to the loft space and feature brick wall.

## Bedroom 2 (12' 00" x 6' 04" ) or (3.66m x 1.93m)

Plus wardrobe depth. With double glazed window to the front elevation, central heating radiator, wardrobes and a range of shelving.



### Shower Room

With white three piece suite comprising: shower cubicle, low level WC, wash hand basin with cupboard below, double glazed window to the front elevation, strip light and heated chrome towel rail.



### Outside

To the rear there is a decking area with balustrade and a garden area and two outbuildings. There is a shared driveway to the rear.



### Workshop (14' 04" x 8' 05") or (4.37m x 2.57m)

With single drainer stainless steel sink unit, plumbing for automatic washing machine, double glazed window and door. We understand that this building has been built without planning permission.

### Workshop/Office (16' 04" x 16' 0") or (4.98m x 4.88m)

With double glazed windows and doors. Would potential purchasers please note that this building has been built without planning permission.

## 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:75

## Tenure

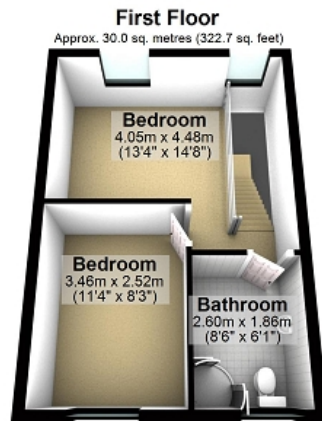
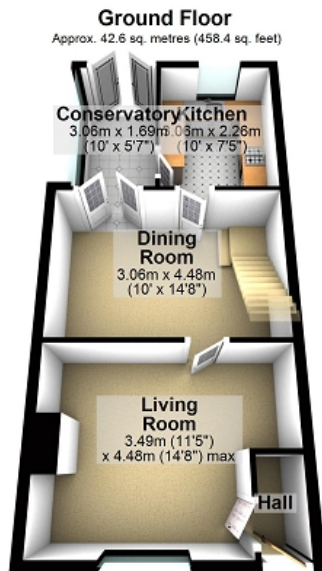
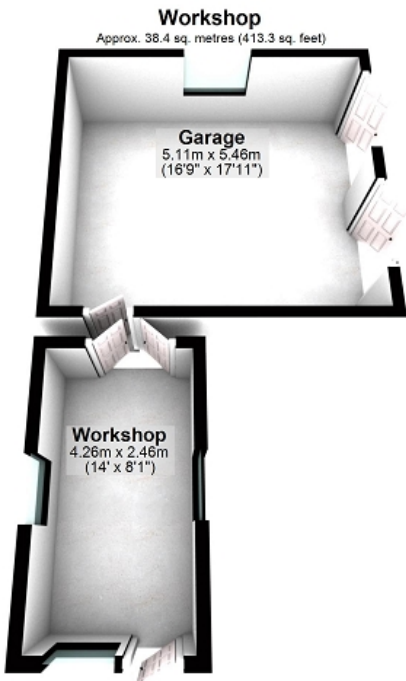
We are informed that the tenure is Freehold

# Council Tax

Band A

## Directions


For Satellite Navigation the Post Code is DE55 5TG



Total area: approx. 111.0 sq. metres (1194.4 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>		
(69-80) <b>C</b>	75	76
(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.