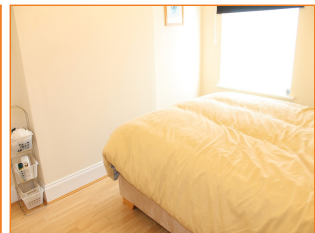
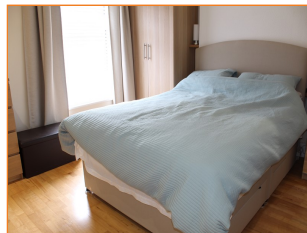


11 High Street, Alfreton, Derbyshire DE55 7DR

Tel: 01773 832 888

Fax: 01773 835 888

sales@greenandmay.co.uk



## Independent Hill, Alfreton, £160,000

- THREE BEDROOM SEMI DETACHED
- TWO RECEPTION ROOMS
- IMMACULATELY PRESENTED
- RE-FITTED KITCHEN AND SHOWER ROOM
- VIEWING ABSOLUTELY ESSENTIAL
- ENERGY RATING D



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 and May are highly delighted to offer to the market this delightful traditional semi detached home with a gas central heating system and double glazing where specified. The property is presented in lovely decorative order and we would recommend viewing as soon as possible to avoid disappointment. Briefly the accommodation comprises: Lounge with feature alcove for an electric fire, separate dining room with stairs to the first floor accommodation and fitted kitchen. There are three bedrooms and a chic re-fitted shower room. To the outside there is an enclosed garden to the rear which is laid to lawn and a paved patio/seating area.

Within Alfreton there are facilities and amenities to include supermarkets, high street shopping, medical centres, chemists, restaurants, public houses, coffee shops, bus and railway stations, places of worship, golf club, leisure centre and a range of schooling. The M1/A38 is accessed at junction 28 which provides transport links to the surrounding centres of Nottingham, Derby, Mansfield and Chesterfield. Lying just off the A38 is The East Midlands Designer Outlet which provides a further selection of retail opportunities.

## Accommodation



**Lounge (12' 09" x 11' 11") or (3.89m x 3.63m)**

With double glazed window and door to the front elevation, TV aerial connection point, feature alcove and an electric fire and central heating radiator.



**Dining Room (12' 09" x 11' 11") or (3.89m x 3.63m)**

This is a lovely room for entertaining family and friends. With double glazed window to the rear elevation, dado rail, central heating radiator and butler style cupboard.



**Fitted Kitchen (12' 02" x 6' 10") or (3.71m x 2.08m)**

This is a well designed kitchen with a range of wall and base units incorporating drawers, contrasting square edged work surfaces and matching up-stands. There is a built in oven and five burner hob with stainless steel splash back and extractor, wall mounted central heating boiler, plumbing for washing machine, appliance space, inset stainless steel single drainer sink unit with mixer tap, vertical radiator and double glazed window and door to the side.

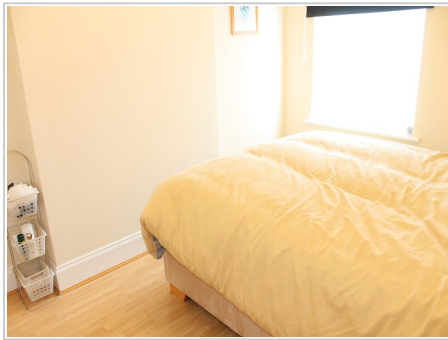
## Landing

With central heating radiator and access to the loft space.



**Bedroom 1 (12' 01" x 11' 11") or (3.68m x 3.63m)**

With double glazed window to the front elevation, coving to the ceiling and central heating radiator.



### Bedroom 2 (12' 0" x 9' 07") or (3.66m x 2.92m)

With double glazed window to the front elevation, central heating radiator, built in wardrobe with lighting, laminate floor and two wall lights.

### Bedroom 3 (13' 07" x 6' 01" ) or (4.14m x 1.85m)

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



### Shower Room

The shower room has a three piece suite which comprises: double walk in shower enclosure with twin head shower, pedestal wash hand basin, low level WC, complementary tiling to the walls and floor, heated towel rail, coving to the ceiling and double glazed window.



### Outside

To the front of the property there is a small frontage. To the rear there is an enclosed garden to the rear with, paved patio, lawn, sand base for a shed.

## 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:57

## Tenure

We are informed that the tenure is Freehold

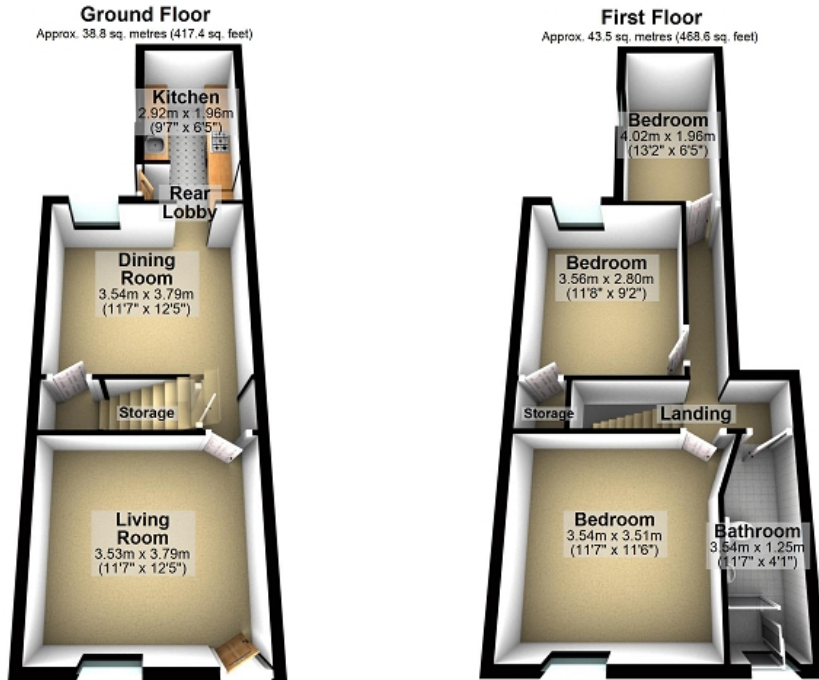
## Council Tax

Band A



# Directions

For Satellite Navigation the Post Code is DE55 7DY



Total area: approx. 82.3 sq. metres (886.0 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.