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## Sherwood Street, Newton, £122,500

- TRADITIONAL SEMI DETACHED HOME
- TWO BEDROOMS
- LOUNGE AND SEPARATE DINING ROOM
- ENCLOSED GARDEN TO THE REAR
- POPULAR VILLAGE LOCATION
- ENERGY RATING E



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 semi detached home which would be ideal for a First Time Purchaser or an investor. The property briefly comprises: Lounge with feature fireplace, separate dining room and fitted kitchen. There are two bedrooms to the first floor and a bathroom with three piece suite which comprises: free standing rolled top bath with telephone handset mixer tap, low level WC and wash hand basin with storage below. To the outside there is an enclosed garden to the rear with well established borders and lawn. To the front the property is bounded by a brick wall with wrought iron fencing. We would strongly advise early viewing on this delightful property to avoid disappointment.

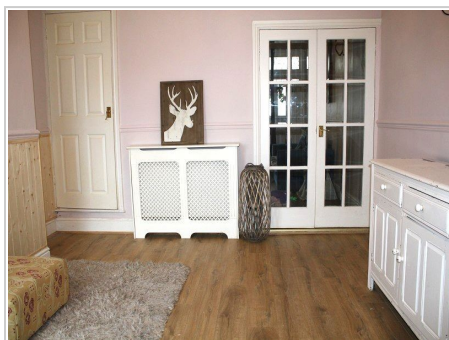
Within the village of Newton there is a post office/convenience store, village hall, recreation park, public house and a range of schooling. Alfretton town centre is approximately 4-5 miles away where there is a broader selection of amenities and facilities to include: Supermarkets, medical centres, chemists, restaurants, places of worship, public houses, fast food outlets, public houses, bus and railway stations, leisure centre and a golf club.

## Accommodation



### Lounge (12' 0" x 11' 11") or (3.66m x 3.63m)

Plus recess. With double glazed window and door to the front elevation, TV aerial connection point, feature fire place with coal effect gas fire, laminate floor, coving to the ceiling and central heating radiator.



### Dining Room (12' 0" x 12' 0") or (3.66m x 3.66m)

With double glazed window to the rear elevation, coving to the ceiling, dado rail, laminate floor, door to the stairs leading to the first floor accommodation and central heating radiator.

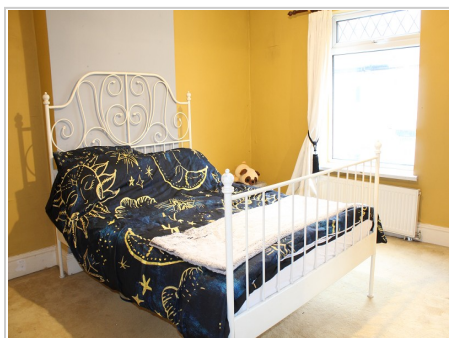


### Fitted Kitchen (9' 04" x 5' 08") or (2.84m x 1.73m)

With wall and base units, rolled edged work surfaces, complementary tiling, plumbing for automatic washing machine, single drainer sink unit, appliance space, gas cooker point and double glazed window and door to the side elevation.

## Landing

With double glazed window to the side elevation, central heating radiator and ceiling spot lights.



### Master Bedroom (12' 0" x 11' 11") or (3.66m x 3.63m)

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



## Bedroom 2 (12' 0" x 9' 02") or (3.66m x 2.79m)

With double glazed window to the rear elevation, built in cupboard access to the loft space and central heating radiator.



## Bathroom (9' 05" x 5' 09") or (2.87m x 1.75m)

With three piece suite comprising: free standing roll top bath with telephone handset mixer tap, low level WC, wash hand basin with storage below, complementary tiling and panelling to the walls, laminate floor, double glazed window and coving to the ceiling.



## Outside

To the rear of the property there is an enclosed garden area and seating area with artificial grass, which in turn leads to a lawn having well established borders. There is an outside tap and light. To the front there is a brick built boundary wall with wrought iron fencing.

## 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:53

## Tenure

We are informed that the tenure is Freehold


## Council Tax

Band A

## Directions

For Satellite Navigation the Post Code is DE55 5SE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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.