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High Street, Stonebroom, £125,000

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- GARAGE TO THE REAR
- GOOD SIZE GARDEN
- TWO RECEPTION ROOMS
- 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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Green & May are delighted to offer to the market this traditional semi detached home which would benefit from some upgrading. The property is spacious and has a generous garden to the rear. Briefly the accommodation comprises: lounge with gas fire, separate dining room with door to stairs which provide access to the first floor accommodation. The kitchen has wall and base units and built in oven and hob. To the first floor there are two double bedrooms and a shower room. Outside to the rear the garden has seating and gravel areas and a lawn. We would strongly recommend viewing this property which has heaps of potential.

Within Stonebroom there are local facilities to include a convenience store/post office, fast food outlet, village hall, places of worship, primary school, bus routes and a play park. Alfreton town centre is approximately 4/5 miles away where there is a broader selection of shopping facilities, bus and railway stations, golf club and a leisure centre.

Accommodation



Lounge (14' 04" x 12' 03") or (4.37m x 3.73m)

Into Bay. With double glazed window and door to the front elevation, TV aerial connection point, coving and artex to the ceiling and fitted gas fire.

Inner Lobby

With under stairs store.



Dining Room (13' 03" x 12' 04") or (4.04m x 3.76m)

With fitted gas fire, door to the stairs, coving and artex to the ceiling, central heating radiator and double glazed window to the rear elevation.



Fitted Kitchen (9' 02" x 7' 04") or (2.79m x 2.24m)

With wall and base units, drawers, display shelves, contrasting rolled edged work surfaces, complementary to the walls and floor, stainless steel one and a quarter single drainer sink unit with mixer tap, plumbing for automatic washing machine, eye level built in oven and four burner gas hob, central heating radiator and double glazed window and door to the rear.

Landing

With access to the loft space, coving to the ceiling and central heating radiator.



Bedroom 1 (12' 04" x 12' 02") or (3.76m x 3.71m)

With built in cupboard over the stairs, coving and artex to the ceiling, central heating radiator and double glazed window to the front elevation.



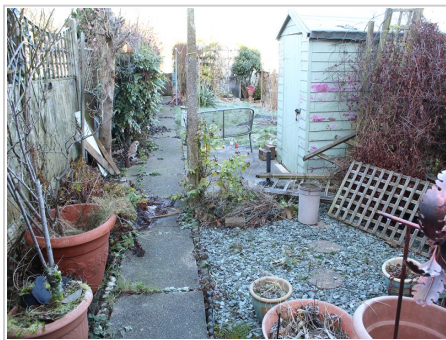
Bedroom 2 (13' 03" x 9' 04") or (4.04m x 2.84m)

With double glazed window to the rear elevation, artex and coving to the ceiling.



Shower Room

With coloured three piece suite comprising: tiled shower enclosure with grab rail, pedestal wash hand basin, low level WC, complementary tiling to the walls, central heating radiator, airing cupboard, double glazed window to the rear and central heating boiler.



Outside

To the rear of the property there is a good size garden which has a paved patio and gravel areas and a lawn. To the front of the property there is a graveled garden with mature shrubs.

Garage (16' 0" x 8' 11") or (4.88m x 2.72m)

With up and over door and window to the rear.

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:60

Tenure

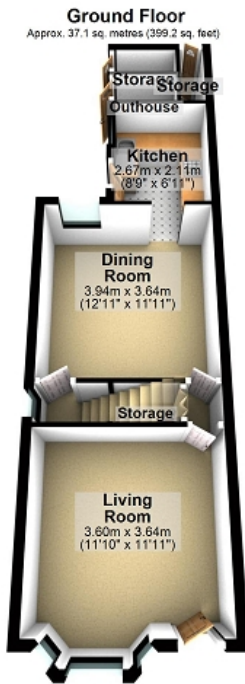
We are informed that the tenure is Freehold

Council Tax

Band A

Directions


For Satellite Navigation the Post Code is DE55 6JY



Total area: approx. 73.8 sq. metres (793.9 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+) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(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.