



**41 The Common, South Normanton, DE55 2EN**

Guide Price **£120,000**

**DavidJames**  
the estate agent





## 41 The Common

South Normanton, Alferton

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Well proportioned semi-detached house sold with no upward chain
- Being sold to CASH BUYERS ONLY
- Two double bedrooms, bedroom two with fitted wardrobes
- Entrance porch and hallway
- Lounge with fireplace, separate good sized dining room
- Kitchen with a range of white units and downstairs pantry storage cupboard
- Outside store/potential home office with Wc
- Combination gas central heating, UPVC double glazing
- First floor bathroom/Wc with white suite and separate shower cubicle with mains fed shower
- Rear yard, tandem driveway provides ample off road parking











**Approximate total area<sup>(1)</sup>**

93.2 m<sup>2</sup>  
1003 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>  
6 ft<sup>2</sup>

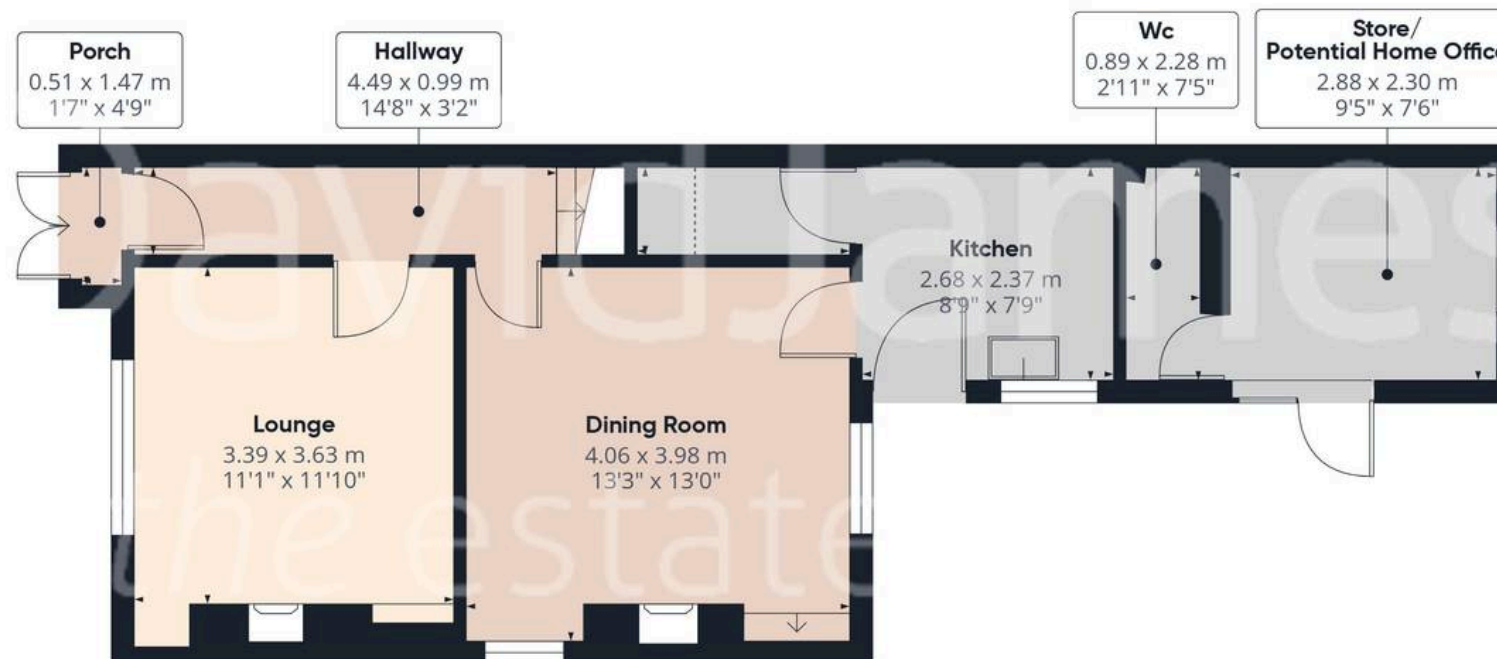
(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Floor 1





## David James Estate Agents

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • [sutton@david-james.com](mailto:sutton@david-james.com) • [www.david-james.com](http://www.david-james.com)