



37, Alfretton Road, South Normanton – DE55 2AP

Guide Price **£110,000**





37, Alfreton Road

South Normanton, Alfreton

Well presented 2-bed mid-terrace with period charm and modern features. Lounge with fireplace, fitted kitchen, ground floor bathroom, gas heating, double glazing, no chain, low maintenance yard.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

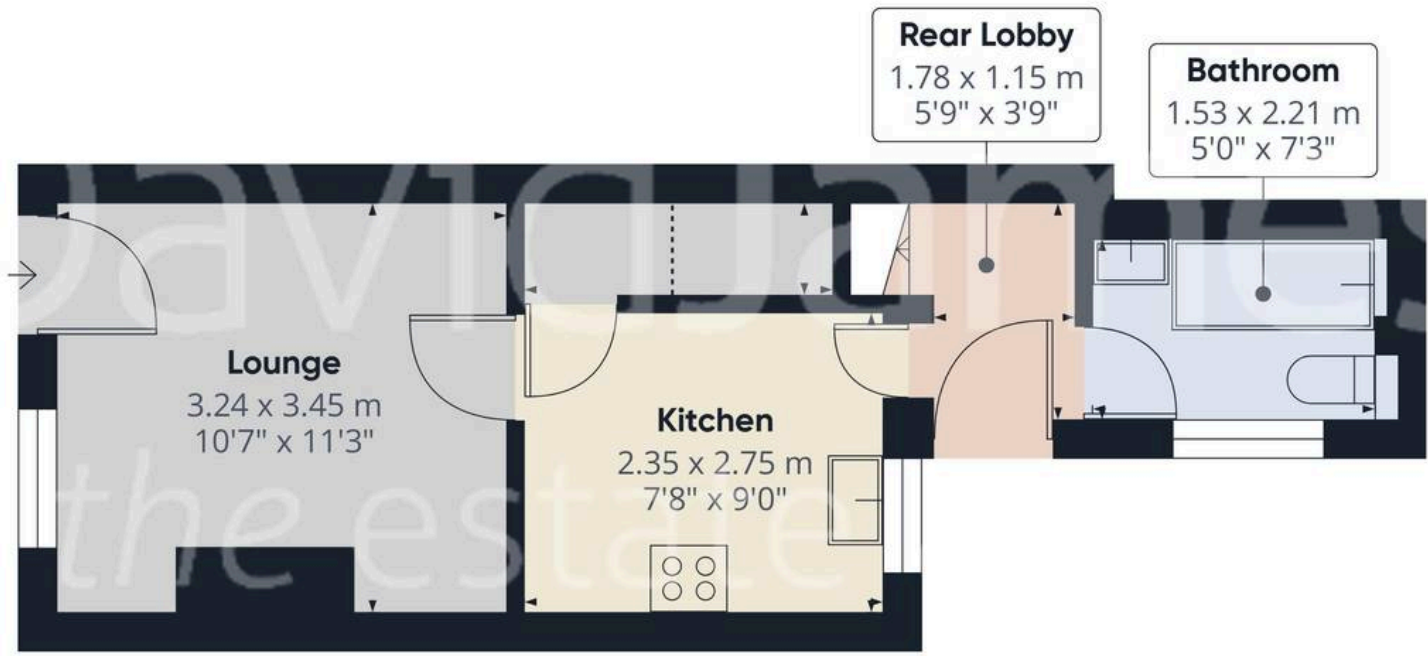
EPC Environmental Impact Rating:

- Well presented, period style, mid terraced house
- Two first floor bedrooms
- Lounge with fireplace
- Kitchen with tiled flooring and integrated oven and hob
- Rear lobby with tiled flooring and stairs to the first floor
- Ground floor bathroom/Wc with white suite and mains-fed shower
- Combination gas central heating, UPVC double glazing
- Low maintenance rear yard area with covered rear entrance to the property
- Sold with no upward chain
- Perfect first time purchase or buy-to-let investment

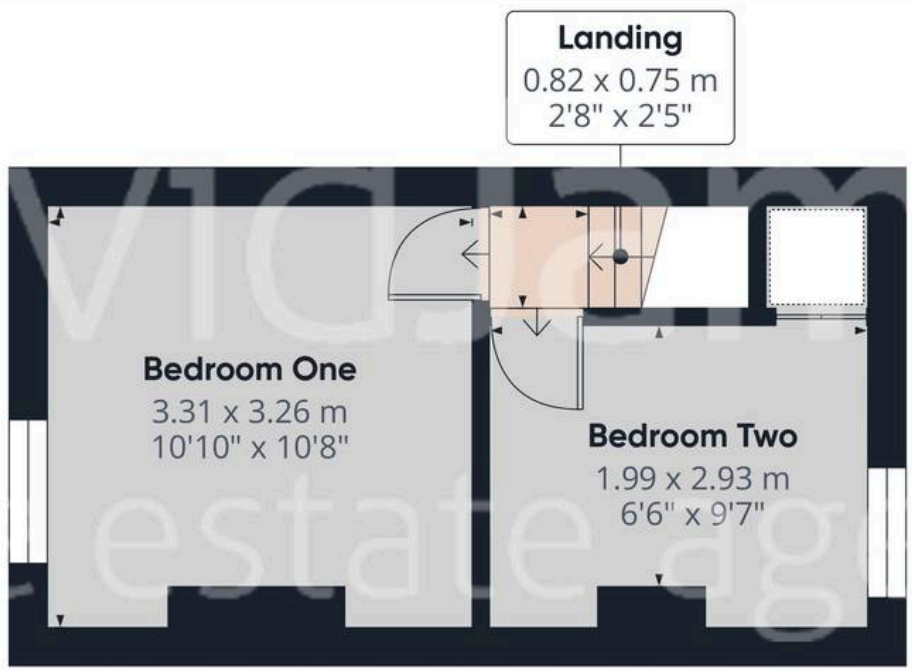








Floor 0



Floor 1



Approximate total area⁽¹⁾
43.1 m²
463 ft²

Reduced headroom
0.9 m²
10 ft²

(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



David James Estate Agents

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

01623 554084 • sutton@david-james.com • www.david-james.com

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