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Clay Street, Shirland, £150,000

- TWO BEDROOM END TERRACE
- CONSERVATORY TO THE REAR
- OFF ROAD PARKING
- VIEWING ESSENTIAL
- 12FT2 X 10FT 10 FITTED KITCHEN
- ENERGY RATING C



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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If you are looking for a traditional home with a garden and off street parking then this could be the house for you. The property is being sold with no upward chain and we strongly advise viewing without delay to avoid disappointment. Briefly the accommodation comprises: Entrance hall, lounge, conservatory and fitted dining kitchen with a comprehensive range of cream fronted wall and base units and built in oven and induction hob with extractor over. To the first floor there are two bedrooms and a bathroom. To the side there is a driveway providing off road car parking and a further block paved and gravel areas.

Within Shirland there are bus routes, village hall, public houses, golf club and primary school. Alfreton town centre is approximately 1-2 miles away where there is a selection of supermarkets, high street shops, places of worship, public houses, restaurants, bus and railway stations, medical centres, chemists, leisure centre and a range of schooling. The M1/A38 may be accessed at junction 28 which provides transport links to the surrounding commercial 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

Entrance Hall

With double glazed entrance door and stairs rising to the first floor accommodation.



Lounge (12' 02" x 11' 11") or (3.71m x 3.63m)

Plus recess. With double glazed French doors opening to the conservatory, central heating radiator, TV aerial connection point and double glazed window.



Conservatory (10' 11" x 8' 01") or (3.33m x 2.46m)

This is a lovely addition to any home double glazed French doors and windows to the rear garden, tiled floor and central heating radiator.



Fitted Dining Kitchen (12' 02" x 10' 10") or (3.71m x 3.30m)

This is a spacious dining kitchen with cream fronted wall and base units incorporating drawers, wine rack, contrasting work surfaces and complementary tiling to the walls and the floor. There is a built in oven and induction hob with extractor over, inset single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, appliance space, central heating radiator and double glazed window.

Landing

Access to the loft space.



Bedroom 1 (12' 01" x 12' 00") or (3.68m x 3.66m)

With double glazed windows to the side and rear, central heating radiator and cupboard housing the gas central heating radiator.



Bedroom 2 (12' 01" x 5' 06") or (3.68m x 1.68m)

With double glazed window and central heating radiator.



Bathroom

With white three piece suite with panelled bath with shower over, wash hand basin, low level WC, central heating radiator and double glazed window.



Outside

To the side of the property there is a driveway which provides off road car parking. There is a graveled and block paved area 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:73

Tenure

We are informed that the tenure is Freehold


Council Tax

Band Not Specified

Directions

For Satellite Navigation the Post Code is DE55 6BG



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(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.