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## Clay Street, Shirland, £140,000

- TWO BEDROOM MID TERRACE
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN
- VIEWING STRONGLY RECOMMENDED
- ENERGY RATING C



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Green & May are delighted to offer to the market this traditional mid terraced house being situated within the popular and sought after village of Shirland, where there are bus routes, village hall, public houses, golf club, church and a primary school. The nearby towns of Alfreton and Clay Cross provide a range of supermarkets, shops and places to eat. The property has the benefit of a gas central heating system and double glazing where specified. briefly the accommodation comprises: Lounge, separate dining room with stairs rising to the first floor accommodation and archway to the kitchen. The kitchen has a range of fitted wall and base units and built in oven and hob. To the first floor there are two double bedrooms and a bathroom. Outside there is a paved pathway and graveled area. We do strongly recommend viewing this property as soon as possible to avoid disappointment.

## Accommodation



### Lounge (11' 11" x 10' 11") or (3.63m x 3.33m)

With double glazed window and door to the front elevation, meter cupboard, TV aerial connection point, central heating radiator and cupboard housing the central heating boiler.

## Inner Hall

With under stairs store.



### Dining Room (12' 01" x 11' 10") or (3.68m x 3.61m)

With stairs rising to the first floor accommodation, central heating radiator, double glazed window and archway to the kitchen.



### Fitted Kitchen (11' 08" x 8' 01") or (3.56m x 2.46m)

This is a well appointed kitchen with a range of wall and base units wine rack, complementary tiling to the walls and floor, square edged contrasting counter tops, single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, appliance space, ceiling spot lights, built in oven and induction hob with extractor over, skylight window, central heating radiator and double glazed window and door to the rear elevation.

## Landing

With central heating radiator.



### Bedroom 1 (12' 0" x 11' 0") or (3.66m x 3.35m)

With double glazed window to the front elevation, TV aerial connection point and central heating radiator.



### Bedroom 2 (12' 00" x 9' 02" ) or (3.66m x 2.79m)

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



### Bathroom

With white three piece suite comprising: panelled bath with shower over, low level WC, pedestal wash hand basin, complementary tiling to the walls, double glazed window and central heating radiator.



### Outside

There is an enclosed garden to the rear with paved pathway and graveled area.

## 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:74

## Tenure

We are informed that the tenure is Freehold


# Council Tax

Band A

## Directions

For Satellite Navigation the Post Code is DE55 6BG



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.