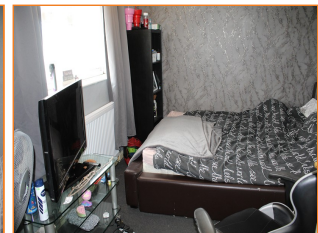


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Derwent Drive, Tibshelf, £125,000

- SEMI DETACHED HOME
- THREE BEDROOMS
- GARDENS TO THE FRONT AND REAR
- VERY POPULAR LOCATION
- VIEWING RECOMMENDED
- ENERGY RATING AWAITED



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 competitively priced semi detached home which is in need of a little upgrading. The property is situated within then popular village of Tibshelf where there are a selection of local amenities and facilities to include a late opening Co-Op, general store, post office, chemist, medical centre, public house, fast food outlets, church, village hall and a range of schooling. The Five Pits Trail runs through the village for those who have an interest in walking and cycling.

Very briefly the accommodation comprises: Entrance hall with stairs rising to the first floor accommodation, good size lounge/dining room and a fitted kitchen with wall and base units. To the first floor there are three bedrooms and a family bathroom. Outside to the rear there is a patio, store and lawn. To the front there is a graveled area. (Would potential purchasers please not that the curb is not dropped.) We would recommend this property as soon as possible to avoid disappointment.

Accommodation

Entrance Hall

With double glazed door to the front elevation, stairs rising to the first floor accommodation and central heating radiator.



Lounge / Dining room (20' 0" x 11' 11") or (6.10m x 3.63m)

Narrowing to 9ft 10. With double glazed window, laminated floor, feature fire place for an electric fire, dado rail, TV aerial connection point and two central heating radiators.



L - Shaped Fitted Kitchen (20' 0" Max x 12' 07" Max) or (6.10m Max x 3.84m Max)

With white wall and base units, work surfaces and complementary tiling to the walls, single drainer sink unit with mixer tap, plumbing for automatic washing machine, appliance space, gas cooker point, tiled floor, double glazed window to the rear and a double glazed door.

Landing

With double glazed window, access to the lofts space and wall mounted gas central heating boiler.



Bedroom 1 (12' 0" x 10' 11") or (3.66m x 3.33m)

Plus recess. With double glazed window to the front elevation and central heating radiator.



Bedroom 2 (13' 02" Max x 8' 09" Max) or (4.01m Max x 2.67m Max)

With double glazed window to the rear elevation and central heating radiator.

Bedroom 3 (8' 09" x 7' 03") or (2.67m x 2.21m)

Plus recess. With central heating radiator and double glazed window to the front elevation.



Bathroom

With three piece suite comprising: panelled bath, low level WC, pedestal wash hand basin, complementary tiling to the walls, extractor fan, central heating radiator and double glazed windows to the side and rear elevations.



Outside

To the rear of the property there is a garden to the rear with patio, external light and lawn. To the front there is a 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 water, mains electricity, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax


Band A

Directions

For Satellite Navigation the Post Code is DE55 5LS



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(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.