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## Station Road, Codnor Park, £225,000

- TRADITIONAL SEMI DETACHED HOME
- THREE BEDROOMS
- SET ON A GENEROUS PLOT
- GARAGE AND PARKING
- NO UPWARD CHAIN
- 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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Green & May are delighted to offer to the market this traditional semi detached family home with field views to the front. The property is set back from the road and is situated on a generous plot and is being sold with no upward chain. The property briefly comprises: Entrance hall, lounge with feature fire place for an electric fire, fitted kitchen with a range of wall and base units with pantry off. Lying off the kitchen is a rear lobby which in turn leads to the ground floor bathroom. To the first floor there are three double bedrooms with the third bedroom housing the gas central heating boiler. The garden to the rear is laid mainly to lawn with paved patio and decorative borders. There is a driveway to the side which provides ample off road car parking and access to the single garage. There is also a further lawn to the front. We do recommend viewing this home as soon as possible to avoid disappointment.

## Accommodation

### Entrance Hall

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



### Lounge (15' 11" Max x 12' 04") or (4.85m Max x 3.76m)

Narrowing to 12ft 4. This is a spacious room with double glazed window to the front elevation, central heating radiator, dado rail, coving to the ceiling, TV aerial connection point and feature fireplace for an electric fire.

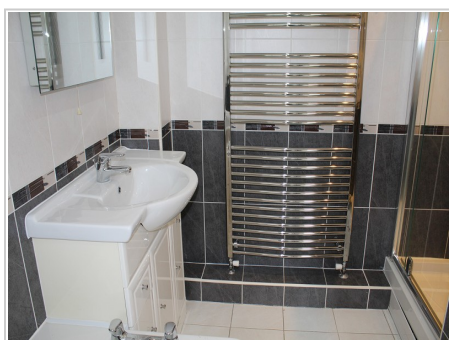


### Fitted Kitchen (11' 01" Max x 9' 03") or (3.38m Max x 2.82m)

With a range of white wall and base units incorporating drawers, complementary tiling to the walls, contrasting square edge work surfaces, single drainer one and a quarter bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, built in oven and grill, four ring gas burner hob with stainless steel extractor chimney over, tiled floor, pantry, coving to the ceiling and double glazed window.

### Rear Lobby

With double glazed door to the rear elevation, tiled floor and coving to the ceiling.



### Bathroom

With white four piece suite which comprises: panel bath with mixer tap, separate shower enclosure, pedestal wash hand basin, low level WC, complementary tiling to the walls and the floor, chrome heated towel rail, extractor fan, ceiling spot lights and double glazed window to the rear elevation.

### Landing

With double glazed window to the side elevation, coving to the ceiling and access to the loft space.



### Bedroom 1 (16' 0" Max x 9' 01") or (4.88m Max x 2.77m)

With double glazed window to the front elevation, coving to the ceiling, central heating radiator and built in cupboard over the stairs.



### Bedroom 2 (11' 0" x 9' 03" ) or (3.35m x 2.82m)

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



### Bedroom 3 (12' 09" x 7' 10") or (3.89m x 2.39m)

With cupboard housing the gas central heating boiler, double glazed window to the rear elevation, coving to the ceiling and central heating radiator.

### Garage (19' 05" x 9' 02") or (5.92m x 2.79m)

With roller shutter door, and window to the side. As with all garages potential purchasers should check suitability prior to purchase.



### Outside

The property is situated on a generous plot with paved patio, external light and ornamental dwarf wall. There is a good lawn with decorative borders with shrubs and trees. The property is set back from the road with a driveway which provides off road car parking and access to the single garage. There is a further lawn and wrought iron gates.

### 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. Would potential purchasers please note that a member of staff at Green & May is related to one of the sellers of this property.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

## Tenure

We are informed that the tenure is Freehold

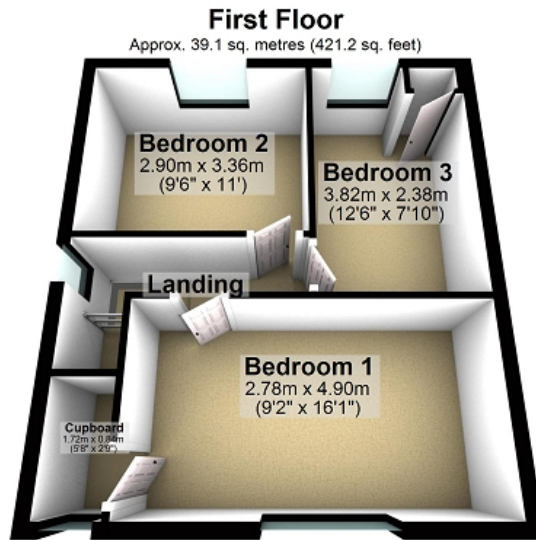
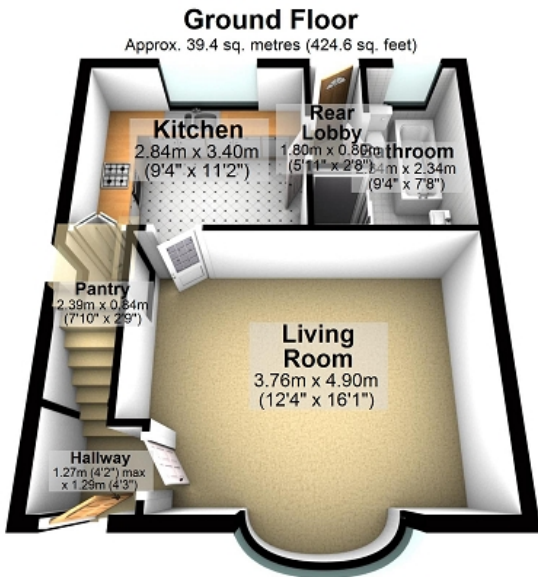
## Council Tax

Band B

## Directions

For Satellite Navigation the Post Code is NG16 5PP





Total area: approx. 78.6 sq. metres (845.7 sq. feet)

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.