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George Crescent, Riddings, £178,000

- TRADITIONAL SEMI DETACHED HOME
- THREE BEDROOMS
- LOUNGE AND DINING ROOM
- NO UPWARD CHAIN
- MUST BE VIEWED
- ENERGY RATING D



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 home which is being sold with no upward chain. Briefly the accommodation comprises: Entrance porch, entrance hall, lounge with double glazed bay window to the front and double doors to the dining room and kitchen. To the first floor there are three bedrooms and a shower room. To the outside there are mature gardens to the front and rear. We would recommend viewing this deceptively spacious home which would benefit from some modernisation.

Within Riddings there are local facilities to include a supermarket, public houses, chemist, medical centre, village hall, post office, park and a primary school. The M1/A38 may be accessed at junction 28 which provides transport links to the surrounding 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 Porch

With double glazed window to the front elevation and tiled floor.

Entrance Hall

With door to the porch, stairs rising to the first floor accommodation, central heating radiator and under stairs store.



Lounge (13' 06" x 12' 01") or (4.11m x 3.68m)

Into Bay. With double glazed bay window to the front elevation, coving to the ceiling, central heating radiator, wall mounted gas fire and double doors to the dining room.



Dining Room (12' 02" x 12' 01") or (3.71m x 3.68m)

With double glazed window to the rear elevation, central heating radiator and feature fireplace with wall mounted gas fire.



Fitted Kitchen (9' 0" x 6' 04") or (2.74m x 1.93m)

With wall and base units, drawers, rolled edged work surfaces and complementary tiling to the walls, single drainer sink unit with mixer tap, plumbing for automatic washing machine, double glazed window and door to the rear.

Landing

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



Bedroom 1 (12' 02" x 12' 01") or (3.71m x 3.68m)

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



Bedroom 2 (12' 01" x 11' 04") or (3.68m x 3.45m)

With double glazed window to the front elevation and central heating system.

Bedroom 3 (7' 09" x 6' 04") or (2.36m x 1.93m)

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



Shower Room

With three piece suite comprising: tiled shower cubicle, pedestal wash hand basin, low level WC, complementary to the walls and floor, central heating radiator and double glazed window to the rear elevation.



Outside

To the rear of the property there is an enclosed garden with paved patio, shaped lawn, graveled areas and decorative borders. To the front there is a wrought iron hand gate and brick built boundary wall, which in turn leads to a garden with mature shrubs.

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:65

Tenure

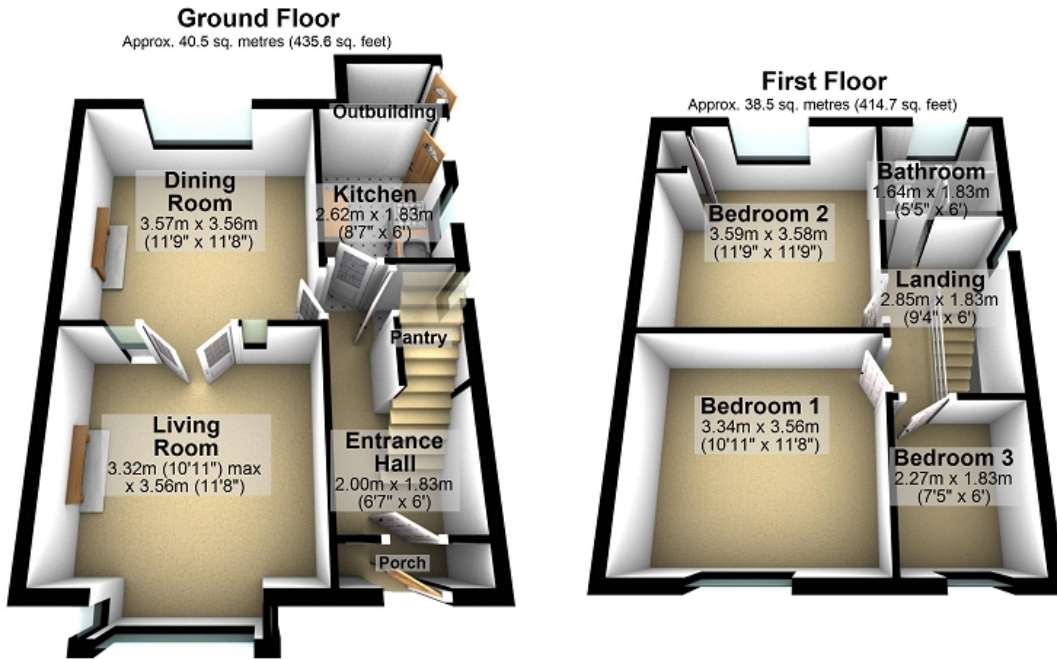
We are informed that the tenure is Freehold

Council Tax

Band B

Directions


For Satellite Navigation the Post Code is DE55 4AL



Total area: approx. 79.0 sq. metres (850.3 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(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.