



### 3 bed end of terrace house to buy in DE55

Nottingham Road, Somercotes, Alfreton, Derbyshire, DE55 4JH

**£95,000** Starting Bid

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 2-3 Bedroom Property
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

If you are a landlord looking for an investment then look no further! This home is ready to be rented out straight away and is situated within the centre of Somercotes. The property very briefly comprises: Lounge with stairs rising to the first floor accommodation, generous fitted dining kitchen, inner lobby, ground floor bathroom and rear lobby. To the first floor there are two/three bedrooms with bedroom two providing access to the third bedroom. To the outside there is car parking and garden area to the rear.

Within Somercotes there is a late opening Co-op, general store, medical centre, chemist, fast food outlets, public house, play park and a range of schooling. The M1/A38 may be accessed at junction 28 which provides transport links to the surrounding centres of Nottingham, Derby, Mansfield and Chesterfield. Lying off junction 28 is The East Midlands Designer Outlet which provides a further selection of retail opportunities, restaurants and coffee shops.

### Lounge

4.88m x 3.45m (16' 0" x 11' 04")

With double glazed window and door to the front elevation, stairs rising to the first floor accommodation, three wall lights, meter cupboard, fitted coal effect fire, laminated floor, central heating radiator and artex ceiling.

### Fitted Dining Kitchen

4.57m Max x 4.34m Max (15' 0" Max x 14' 03" Max)

This is a spacious dining kitchen with wall, base and tall larder units, contrasting rolled edged work surfaces, complementary tiling to the walls and floor, inset single drainer stainless steel sink unit with mixer tap, gas cooker point with stainless steel extractor chimney over, three wall lights and double glazed window to the rear elevation.

### Inner Lobby

With window to kitchen.

#### Ground Floor Bathroom

With three piece suite which comprises: panelled bath with shower over, pedestal wash hand basin, low level WC, complementary tiling to the walls and floor, heated towel rail and double glazed window to the side elevation.

#### Rear Lobby

With double glazed door to the rear elevation, plumbing for automatic washing machine and window to the rear elevation.

#### Landing

With doors to the bedrooms.

#### Bedroom 1

3.94m Max x 3.45m Max (12' 11" Max x 11' 04" Max)

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

#### Bedroom 2

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

With door providing access to bedroom three, central heating radiator and double glazed window to the rear elevation.

#### Bedroom 3

2.72m x 2.62m Max (8' 11" x 8' 07"Max Max)

This bedroom is accessed through the second bedroom. With cupboard housing the gas central heating boiler, double glazed window to the rear elevation and central radiator.

#### Outside

To the rear of the property there is parking and a mature garden. Would potential purchasers please note that currently there is no fencing between 151 and 149 Nottingham Road.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £95,000

Property Type: End of terrace house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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 

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Contact your local branch today for more information on this property:

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