

hall & benson

High Street
Stonebroom Alfreton

High Street
Stonebroom Alfreton DE55 6JY

for sale
£130,000







Property Description

Hall and Benson are delighted to offer for sale this two double bedroom home located in the popular village of Stonebroom. Having excellent road network links and being within easy reach of local amenities including doctors, shops and schools, whilst backing on to open fields and having Derbyshire countryside within easy reach.

The accommodation briefly comprises- Lounge, Dining room Kitchen, WC/ Utility and a Sun Room.

To the first floor there are two double bedrooms and a family bathroom.

Outside the rear of the home enjoys rare off road parking. With an attractive decked seating area and lawned garden to the rear which backs onto fields.

Viewing absolutely essential to fully appreciate the accommodation available.

Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Dining Room

The home is entered via a UPVC front door to the dining room, a UPVC double glazed window to the front elevation, a gas central heating radiator, ceiling light and laminate flooring.

Lounge

With a UPVC double glazed window to the rear elevation a gas central heating radiator, electric fire, carpet floor and ceiling light.

Kitchen

Fitted with a matching range of Shaker style wall and base units, with complimentary work tops and tiled splash back, a sink drainer unit and an electric hob and electric fan assisted oven.

Sun Room

A useful space with French doors to the rear elevation and door to -

Utility/Wc

With space and plumbing for white goods and a low level W.C.

First Floor

Landing

With loft hatch access, gas central heating radiator, ceiling light and doors leading to-

Bedroom One

With two UPVC double glazed windows to the front elevation, gas central heating radiators, carpeted floor and ceiling light.

Bedroom Two

With a UPVC double glazed window to the rear elevation, a gas central heating radiator, carpet to the floor and ceiling light.

Bathroom

Fitted with an attractive modern three piece suite, comprising of paneled bath with shower over, a low level W.C and a pedestal wash hand basin. Theres a UPVC double glazed window to the rear elevation, heated towel rail and vinyl flooring.

Outside

An attractive rear garden backing onto fields, with a mature hedge, decking and lawned garden area.

Off Road parking for 2/3 Cars and a yard area.

Legal Fees Paid T&c's

The property is being sold through our clients Part Exchange Move Scheme

Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction. Should a purchaser wish to instruct their own conveyancers the contribution will not apply.

Agents Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







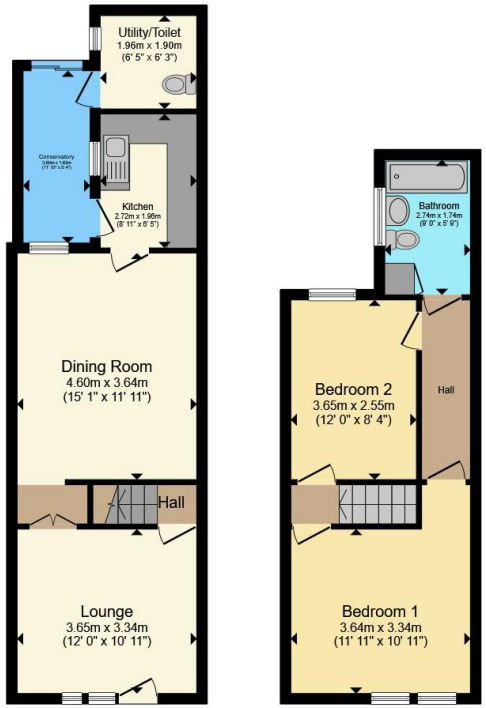












Ground Floor **First Floor**

Total floor area 81.9 m² (881 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
ALFRETON DE55 7BN

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

view this property online hallandbenson.co.uk/Property/ALF104861

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.