

FREEHOLD



House - Link Detached (EPC Rating: B)

# 7 CORNFIELD AVENUE, SOUTH NORMANTON, ALFRETON, DE55 3NN

Offers In The Region Of

## £269,995

### FEATURES

- Link Detached Family Home
- Two Receptions
- Well Equipped Family Bathroom
- Corner Plot with Parking & Garage
- Three Bedrooms
- Modern Kitchen
- Popular Residential Area
- Conservatory



# Location

# 3 Bedroom House - Link Detached located in Alfreton

## Entrance Hall

## Kitchen

10'79 x 9'98 (3.05m x 2.74m)

## Dining Room Office Area

15'99 x 14'56 l shaped (4.57m x 4.27m l shaped)

## Lounge

16' x 11'44 (4.88m x 3.35m)

## Conservatory

## Stairs & Landing

## Bedroom One

12'76 x 8'77 (3.66m x 2.44m)

## Bedroom Two

10'77 x 9'2 (3.05m x 2.79m)

## Bedroom Three

8'12 x 7'48 (2.44m x 2.13m)

## Family Bathroom

6'78 x 5'48 (1.83m x 1.52m)

## External

Corner plot, drive leading to garage (currently used for storage), gravelled to the front, hedge to the boundary, enclosed rear garden to the rear, with storage.

## Disclaimer

Fixtures & Fittings: Fixtures and fittings other than those mentioned above to be agreed with the seller. Services Connected: Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Measurements: All measurements are approximate. Location have produced these details in good faith and believe that they provide a fair and accurate description of the above property. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to all specific points of importance following an inspection and prior to any financial commitment. The accuracy of these details is not guaranteed, and they do not form part of any contract.

## Money Laundering

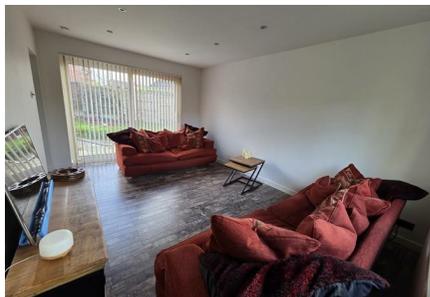
Intending purchasers will be asked to produce identification before a sale can be agreed.

## Viewings

Viewing is strictly by appointment with Location, 13 - 15 Albert Street , Mansfield , Nottinghamshire, NG18 1EA

[www.locationstateagency.co.uk](http://www.locationstateagency.co.uk)

Telephone: (01623) 654555 option 1.



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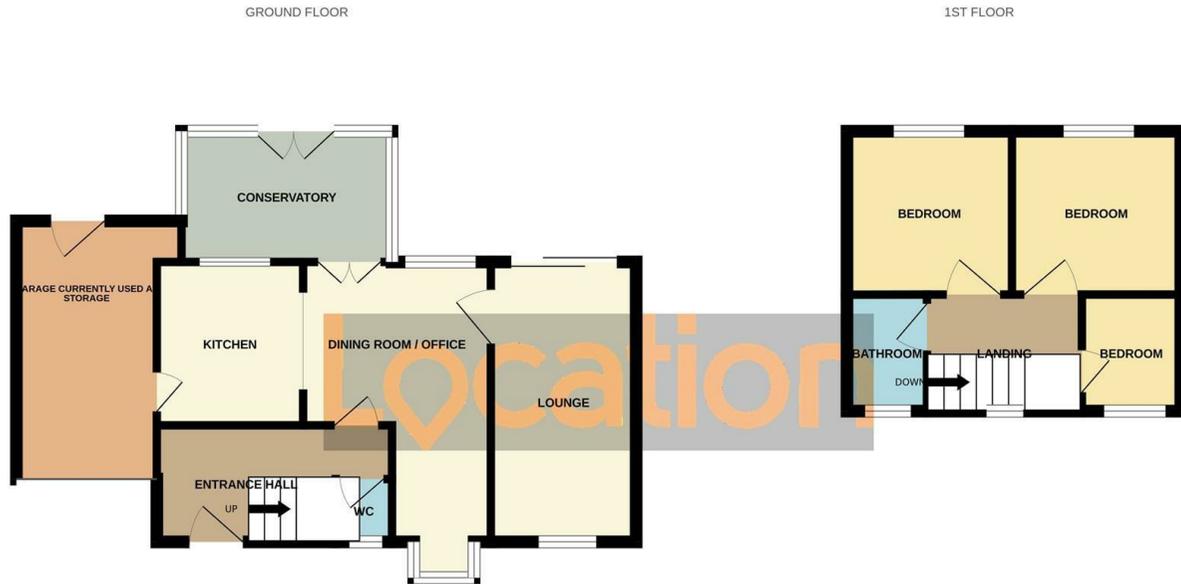
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Council Tax Band

C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		90	92
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Location