

Home 2 Sell

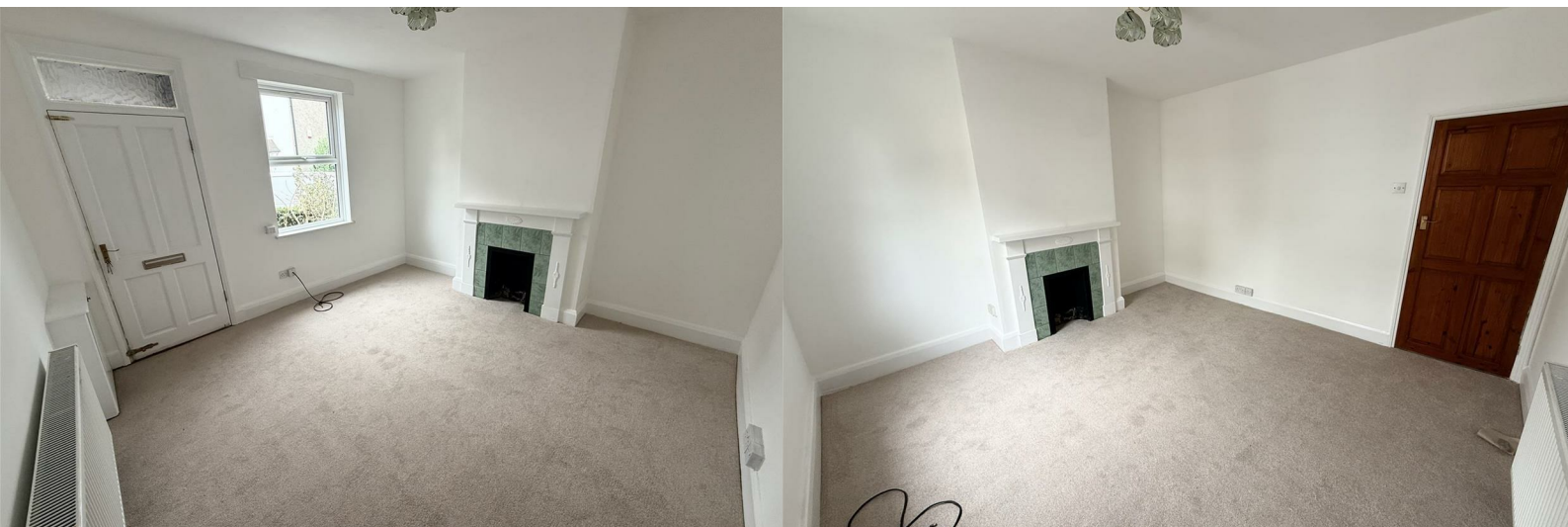
Quality Service For Less



## 6 Victoria Street

Alfreton, DE55 7GS

£115,000





NO CHAIN! Home2Sell are delighted to offer For Sale this traditional two bedroom terraced house conveniently located for ease of access to the A38, local amenities and the town centre also being located on a cul de sac with no passing traffic. Benefiting from recent improvements including four new windows, new carpets, new WC and full redecoration. An internal inspection of the property will reveal a living room, separate dining room with pantry and a fitted kitchen. To the first floor are two good size bedrooms, shower room and access to the converted loft space. UPVC double glazing and gas central heating. Outside there is a rear garden including a greenhouse and a brick outbuilding with power and light.



### Living Room

12'2" x 12'7" (3.71m x 3.85m)

New UPVC double glazed window to the front elevation, new carpet, ceiling light, radiator and a cupboard housing the electrical fuse board. Fire place having a tiled back drop and wooden surround.

### Lobby

New carpet, ceiling light and the stairs rising to the first floor.

### Dining Room

12'1" x 12'8" (3.70m x 3.87m)

Second well proportioned reception room having a new UPVC double glazed window to the rear elevation, new carpet, ceiling light and a radiator. Fire place having a tiled back drop and hearth with a wooden surround. The room also has access to the under stairs pantry having shelving and light. The vendor has stated that there is a cellar to the property which access to is currently covered.

### Kitchen

10'8" x 6'3" (3.27m x 1.92m)

Appointed with matching wall and base units having roll edge work tops. Integral four pan electric hob having an extractor hood above and an electric fan assisted oven below. Inset one and a quarter bowl sink and drainer with mixer tap having complementary tiling to the splash back and work areas. Spaces for a washing machine and a fridge. New floor covering, ceiling light and a radiator. New UPVC double glazed window to the rear elevation plus a UPVC double glazed window and rear entrance door to the side elevation.

### Stairs and Landing

Ceiling light and new carpet.

### Bedroom One

12'1" x 12'7" (3.69m x 3.85m)

New carpet, new UPVC double glazed window to the front elevation, ceiling light, radiator and TV aerial point.

### Bedroom Two

12'2" x 6'9" (3.73m x 2.08m)

New UPVC double glazed window to the rear elevation and new carpet. Ceiling light and radiator. Cupboard housing the fitted steps giving access to the loft. The loft is partially board and has power and lighting.

### Shower Room

Having a new low flushing WC, a pedestal wash hand basin with pillar taps and a shower enclosure with a new screen door and a Triton Riba electric shower fitted inside. Complementary tiling to the splash back areas, walls and floor. Extractor fan, heated towel rail, recessed ceiling spot lights, radiator and an opaque UPVC double glazed window to the rear elevation.

### Outside

To the front of the house is a small fore garden behind a low brick wall and a storm canopy over the front door. Covered shared access at the side has a light and a gate leading through to the rear garden. The rear garden has a yard area with outdoor power sockets, lights and a cold water tap. The main garden is low maintenance with a paved pathway, kitchen garden area ready for planting and a greenhouse. At the top of the garden is an out house.

## Outhouse

6'5" x 11'1" (1.96m x 3.40m)

Having power, light and windows to the front and rear elevations.



Road Map



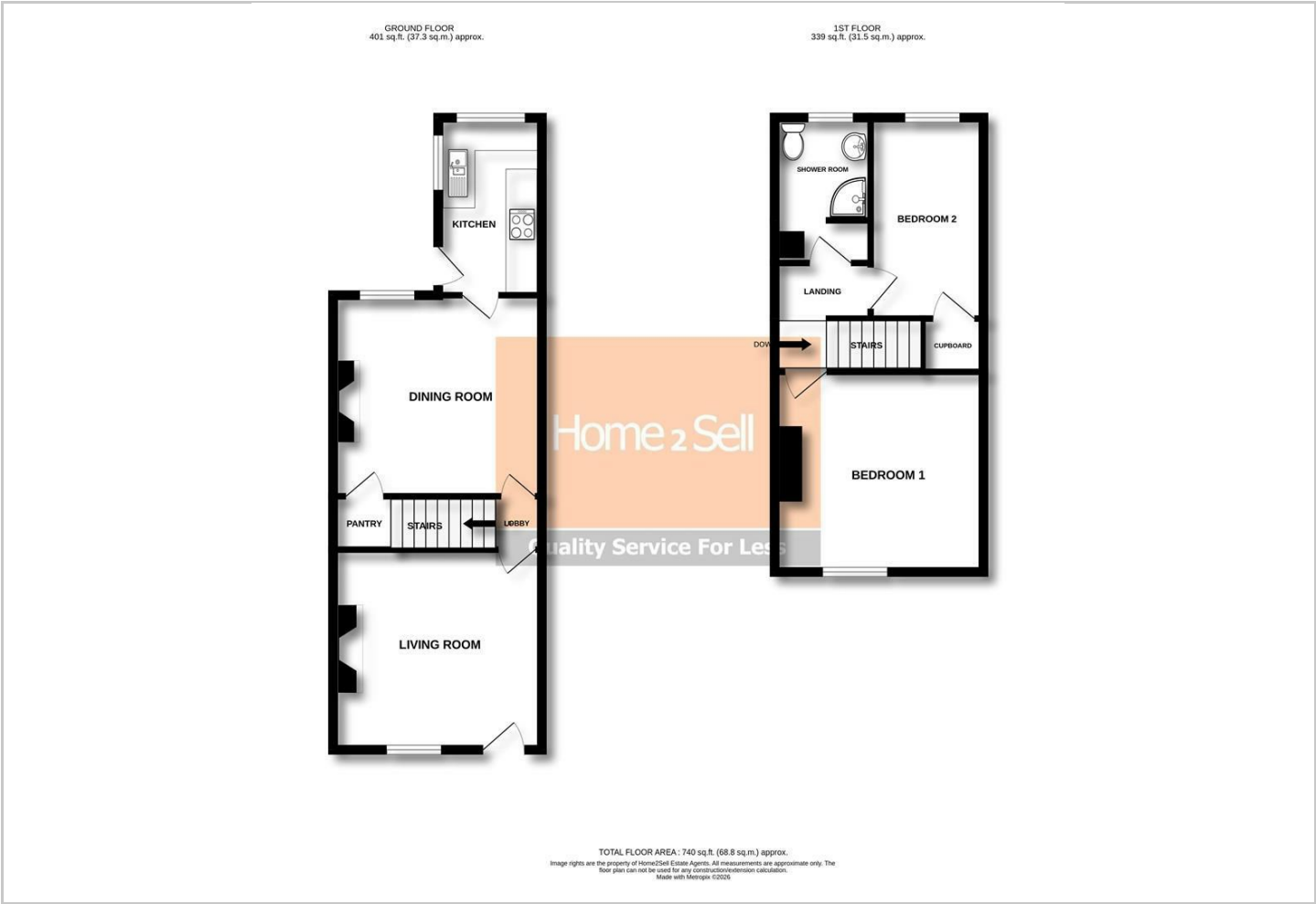
Hybrid Map



Terrain Map



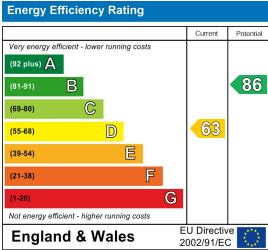
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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