



Chapel Street, Leabrooks Alfreton DE55 1LH

welcome to

Chapel Street, Leabrooks Alfretton

- TWO BEDROOM
- SEMI DETACHED FAMILY HOME
- OUTBUILDINGS TO THE REAR
- SEPERATE DINING ROOM
- AIROURCE HEAT PUMP

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£129,000

Lounge

11' 9" max x 11' 5" max (3.58m max x 3.48m max)

Dining Room

12' max x 11' 10" max (3.66m max x 3.61m max)

Kitchen

9' 11" max x 6' 7" max (3.02m max x 2.01m max)

Bedroom One

12' 3" max x 11' 10" max (3.73m max x 3.61m max)

Bedroom Two

11' 10" max x 9' 2" max (3.61m max x 2.79m max)

Family Bathroom

10' 1" max x 7' 3" max (3.07m max x 2.21m max)

Outbuilding One

3' 4" max x 3' 4" max (1.02m max x 1.02m max)

Outbuilding Two

3' 7" max x 3' 4" max (1.09m max x 1.02m max)

Outbuilding Three

5' 9" max x 4' max (1.75m max x 1.22m max)

Agents Note

Please note that an AML fee is chargeable once an offer has been accepted to cover the cost of carrying our identity and anti-money laundering checks



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Property Ref:

KBY110065 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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