


hall & benson

Prospect Street
ALFRETON

# Prospect Street
# ALFRETON DE55 7GY

for sale
**£125,000**







## Property Description

Situated on the outskirts of the town centre is this mid-terrace home offered with no upward chain, ideally suited for first time buyers or those wishing to down size and a chance for a buyer to add their own personality and style. The accommodation has reception Lounge with Adam style fire surround, dining room with stairs to the first floor accommodation and kitchen with wall and base units. To the first floor are two double bedrooms and family bathroom with three piece suite. Externally, the rear garden is laid to lawn and secured by fence surround. Having double glazed windows and a gas heating system, viewing of this home is recommended.

## Reception Lounge

The focal point of this room is a feature Adam style fire surround with marble style hearth and backdrop, radiator and window and door to the front.

## Dining Room

Window to the rear, radiator and stairs to the first floor accommodation.

## Kitchen

Fitted with a range of wall and base units having work surfaces over incorporating a single drainer stainless steel sink unit, tile splash back and floor, plumbing for the automatic washing machine, window and door to the side.

## Landing

Access to all first floor rooms.

## Bedroom One

Window to the front and radiator.

## Bedroom Two

Window to the rear, radiator and carpet flooring.

## Bathroom

Three piece suite comprising of panel bath, pedestal wash hand basin and low flush wc. Radiator, tile splash backs and cupboard housing the Baxi gas heating boiler. Window to the rear.

## Outside

Externally, the rear of the property has a garden area being laid to lawn with fence surround.

## Aml Fee

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.







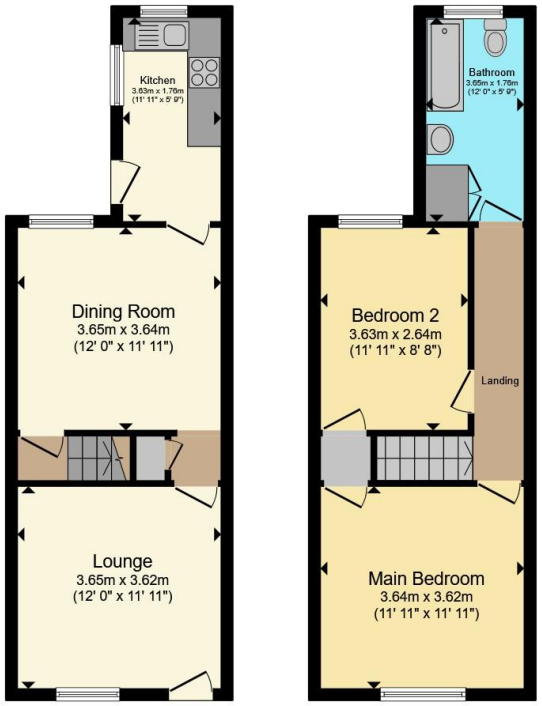













Total floor area 73.3 m² (789 sq.ft.) approx

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: C

Council Tax Band: A

Tenure: Freehold

**view this property online hallandbenson.co.uk/Property/ALF104123**

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.