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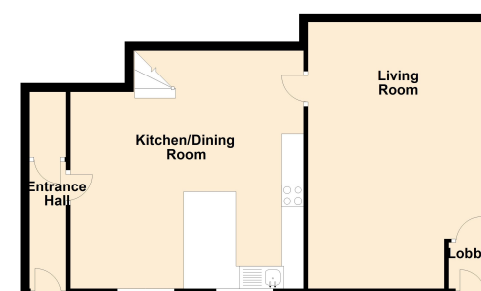


227b Alferton Road, Blackwell



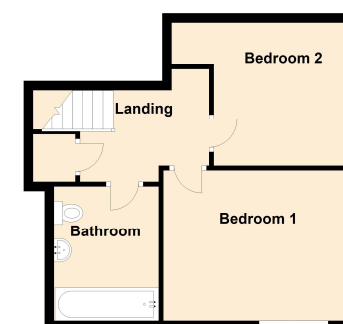
Very unusual bachelor pad or rental investment
Spacious character property with lounge and large dining, kitchen two
double bedrooms and a first floor bathroom
Refurbished just a couple of years ago and had a new boiler fitted just
last year
Available with no upward chain - call now to view

Ground Floor



This plan is for information purposes only and is not warranted as an identical image to the property concerned.
Plan produced using PlanUp.

First Floor



Asking Price £89,950

Alfreton Tel: 01773 521771
 Allestree Tel: 01332 555945
 Belper Tel: 01773 824232
 Heanor Tel: 01773 715050

Spondon Tel: 01332 607000
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MORTGAGE ADVICE AND CONVEYANCING
 Contact us for more details
www.hallandbenson.co.uk

227b Alfretton Road, Blackwell, DE55 5JH

VIEWINGS: By Appointment with Hall and Benson
Contact Alfretton On 01773 521771

OFFER PROCEDURE: Before contacting a Building Society, Bank or Solicitor you should make your offer to **Alfretton Office on 01773 521771** as any delay may result in the sale being agreed to another purchaser involving you in unnecessary costs. Under current legislation you will be required to provide financial information in order to verify your position before we can recommend your offer to the vendor.

- **Character property in village location**
- **bus stop nearby and great transport links**
 - **Very spacious accommodation**
 - **Large dining kitchen**
 - **Two double bedrooms**
 - **First floor bathroom**
 - **NO CHAIN**

Ground Floor - UPVC Entrance door to:

Lobby - hanging space for coats, door to:

Living Room - 19'9" x 13'6" (6.02m x 4.11m)

(Please note that the room is not square and the measurement can vary),
Two uPVC double glazed windows to the front, radiator, wall mounted contemporary electric fire, door to:

Kitchen/Dining Room - 17'8" x 17'4" (5.38m x 5.28m)

(Please note that the room is not square and the measurement can vary)
Fitted with a range of base and eye level units with roll edge worksurfaces extending to form a peninsular, plumbing for washing machine space for fridge freezer, built in oven, hob and extractor, two uPVC double glazed windows to front, staircase to first floor landing, door to:

Entrance Hall - UPVC entrance door to the front built-in storage cupboard.

First Floor - Staircase to split level landing with built-in storage cupboard.

Bathroom - Having a full three piece suite comprising low flush WC, pedestal hand washbasin and panelled bath, tiled splashbacks, radiator.

Bedroom 1 - 13'11" x 10'8" (4.24m x 3.25m)

(Please note that the room is not square and the measurement can vary)
UPVC double glazed window to the front, radiator.

Bedroom 2 - 10'1" x 10' (3.07m x 3.05m)

(minimum measurements recess not measured) uPVC double glazed window to side, radiator.

Outside - There is a shared path that runs around the side and rear of the property and rooms to store bins but no garden.

PLEASE NOTE: None of the appliances and fixtures and fittings included in the sale have been tested and prospective purchaser are advised to have these inspected by professionally qualified prior to exchange of contracts. These particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspecting the property. Any floorplans shown are for indicative purposes only and are not to be used as accurately scaled drawings. Phone calls may be monitored for training purposes.

ALL MEASUREMENTS CORRECT TO THE NEAREST 3"
Hall and Benson is the trading name of Hall and Benson Ltd a company registered in England number 8730244. registered office; 2 Lace Market Square, Nottingham, NG11PB.

