



133 High Street, Tibshelf, Alferton,  
Derbyshire, DE55 5PP

Offers Over £80,000  
Tel: 01623 626990

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Mid Terraced Property
- Former Cafe Premises
- Ground Floor Open Plan Kitchen/Living
- Two Cellar Compartments
- Rear Terrace Garden
- Refurbishment Required
- Potential for Conversion to 2 Bed House
- First Floor Open Dining Area & WC
- UPVC D/G & Gas Central Heating
- Off Road Parking to Rear

A mid terraced house with off road parking to the rear, situated on Tibshelf High Street. The property has been used as a cafe premises for many years, and a new buyer could continue this approach, or the property could be used for other businesses such as a microbrewery, or converted back to a two bedroom dwelling, subject to obtaining necessary planning consent.

The property requires some general refurbishment throughout. There are UPVC double glazed windows and doors, gas central heating and an alarm system. The layout of accommodation comprises an open plan ground floor kitchen/living space, and a rear lobby/kitchen area to the rear with access to the cellar. The cellar has two compartments equipped with power and light. Upstairs, there is an open plan dining area with cupboard housing the Baxi boiler, and a WC.

To the rear of the property, there is a raised terrace seating area. Beyond here, steps lead down to an off road parking area accessed off Brooke Street.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

#### **OPEN PLAN KITCHEN/LIVING**

27'9" x 13'3" (8.47m x 4.06m)

There is a kitchen area with stainless steel appliances and a large stainless extractor hood above. Base units and a large inset stainless steel double sink unit with mixer tap. Meter cupboard housing electricity meter and consumer unit. Laminate floor, radiator, stairs to the first floor, and double glazed windows to the front and rear elevation.

#### **REAR LOBBY/KITCHEN CONTINUED...**

10'3" x 6'9" (3.13m x 2.07m)

Having a large stainless steel unit with sink and mixer tap. Obscure UPVC double glazed window to the rear elevation. Access to the cellar.

#### **CELLAR**

13'5" x 12'3" (4.10m x 3.75m)

Equipped with power and light.

#### **CELLAR COMPARTMENT 2**

13'6" x 12'2" (4.13m x 3.72m)

Equipped with power and light.

#### **FIRST FLOOR**

#### **OPEN PLAN DINING AREA**

27'10" x 13'0" (8.50m x 3.98m)

With ample ceiling spotlights. Two radiators, and double glazed windows to the front and rear elevations. Cupboard housing the Baxi gas fired central heating boiler.

#### **WC**

7'4" x 3'4" (2.25m x 1.02m)

With WC and wash hand basin. Obscure double glazed window to the rear elevation.

#### **OUTSIDE**

To the rear of the property, there is a raised terrace seating area, with a side passageway giving access back onto High Street. Beyond here, steps lead down to an off road parking area accessed off Brooke Street.

#### **VIEWING DETAILS**

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

#### **SERVICES DETAILS**

All mains services are connected.

#### **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

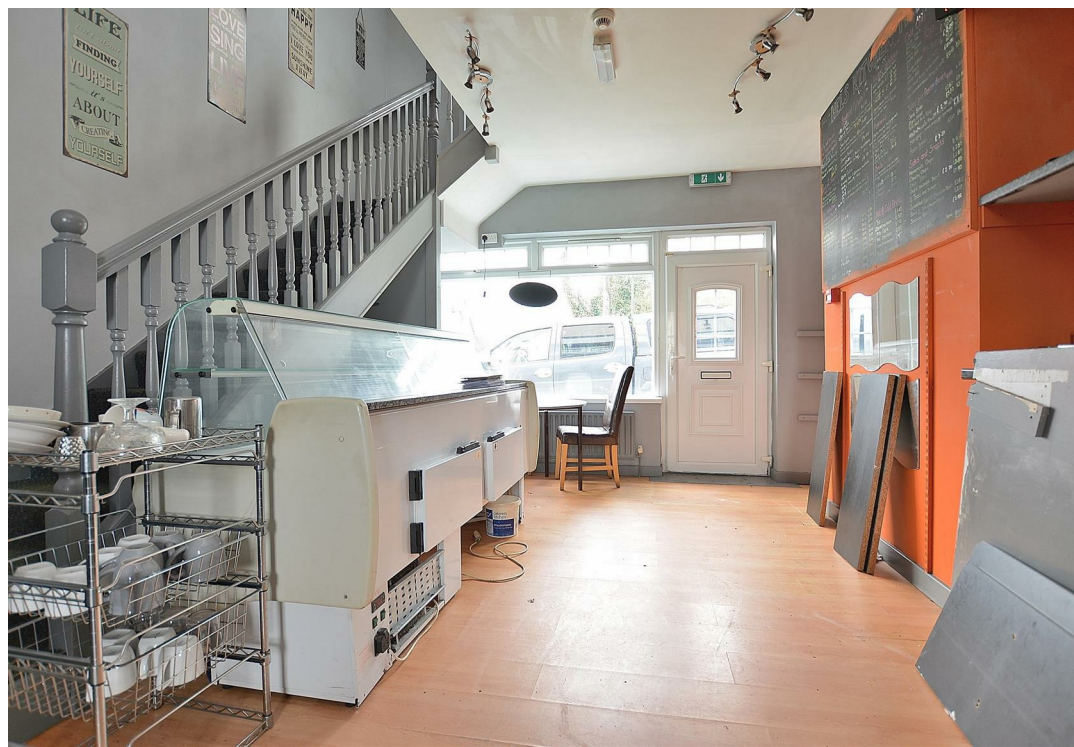
#### **MORTGAGE ADVICE**

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

#### **FIXTURES & FITTINGS**

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



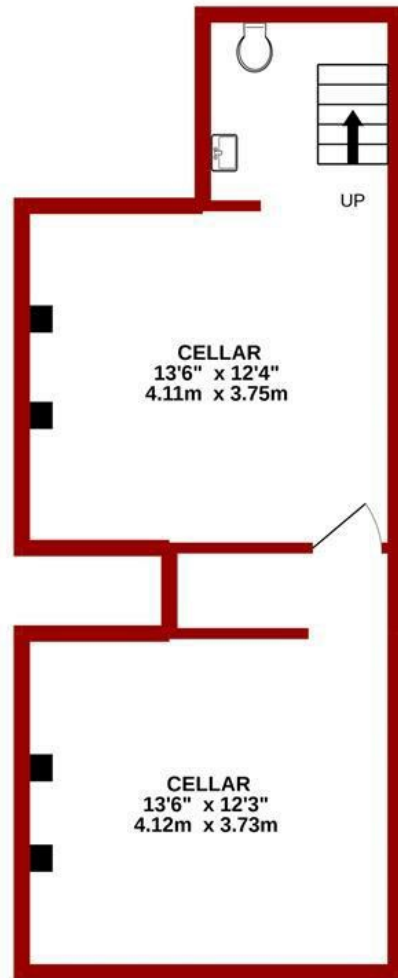




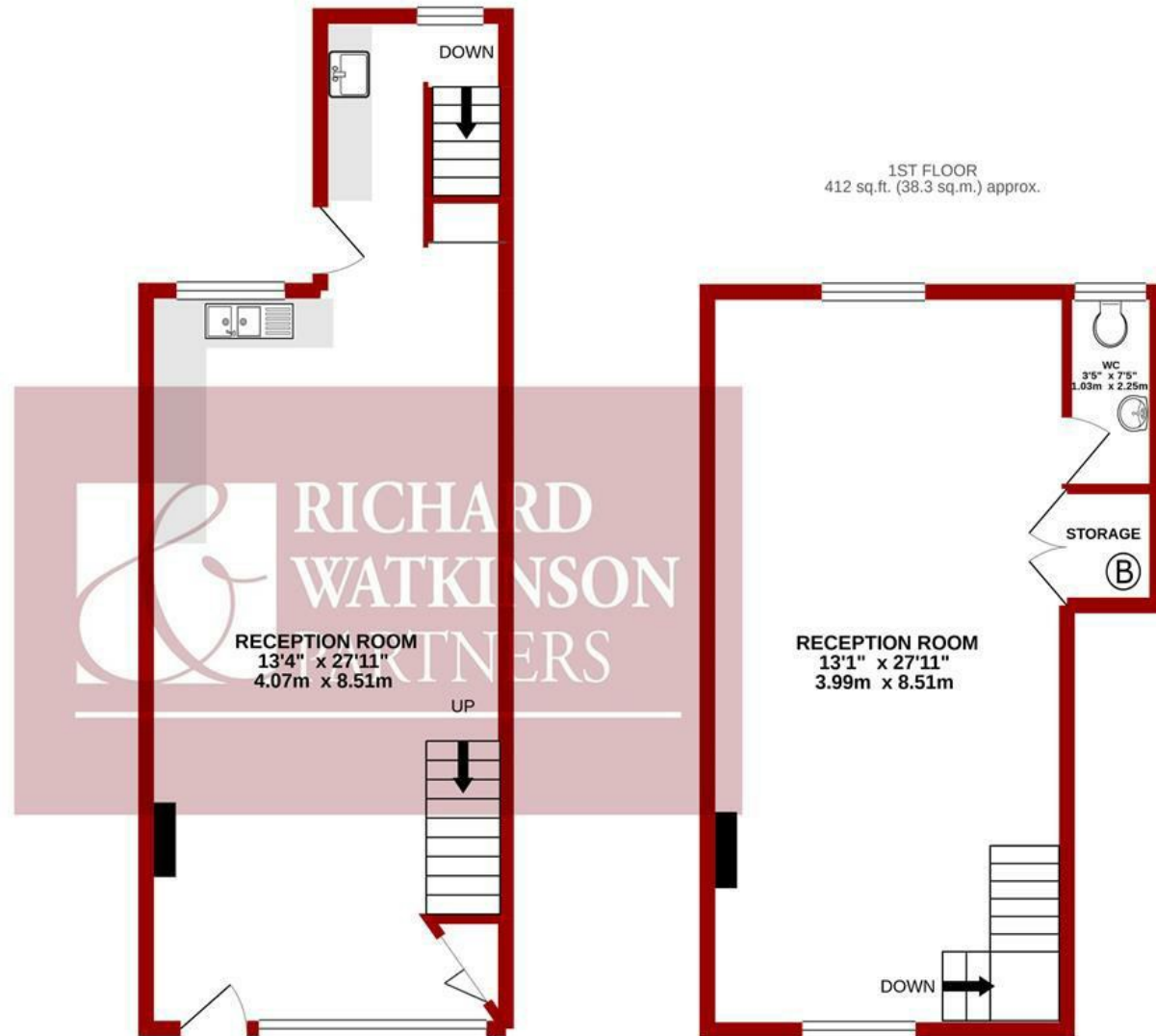


GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.

CELLAR  
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (116.9 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	65
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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