



37, Alferton Road, South Normanton, DE55 2AP

Guide Price **£110,000**

DavidJames
the estate agent



37, Alferton Road

South Normanton, Alferton

Well presented 2-bed mid-terrace with period charm and modern features. Lounge with fireplace, fitted kitchen, ground floor bathroom, gas heating, double glazing, no chain, low maintenance yard.

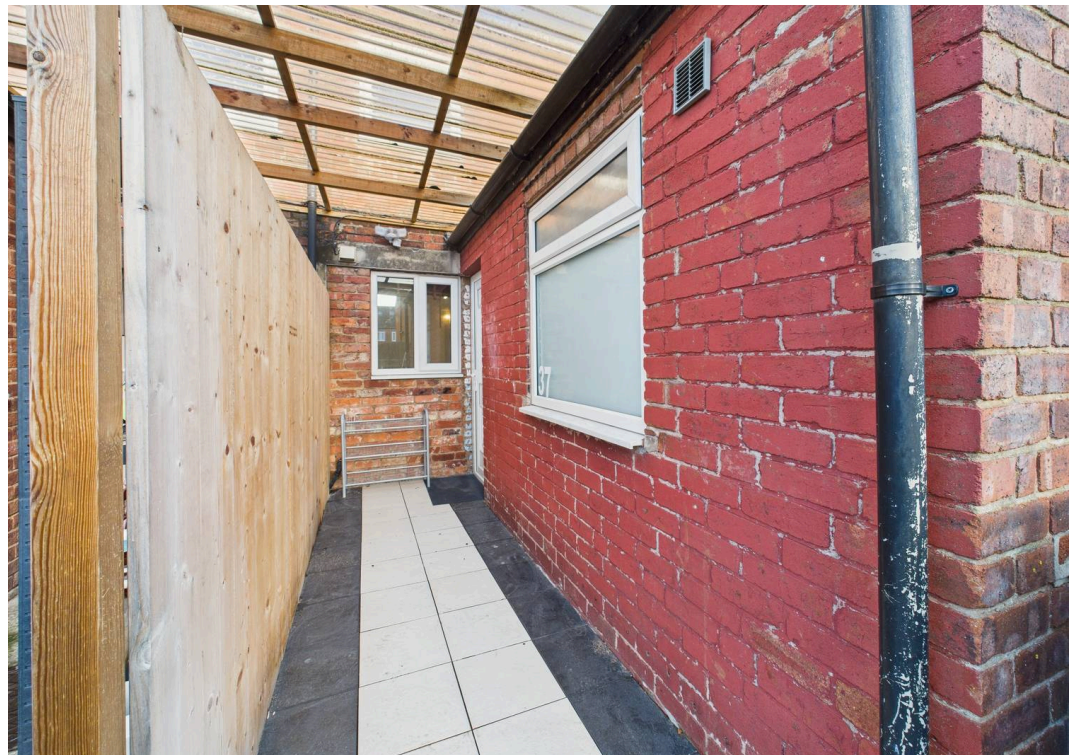
Council Tax band: A

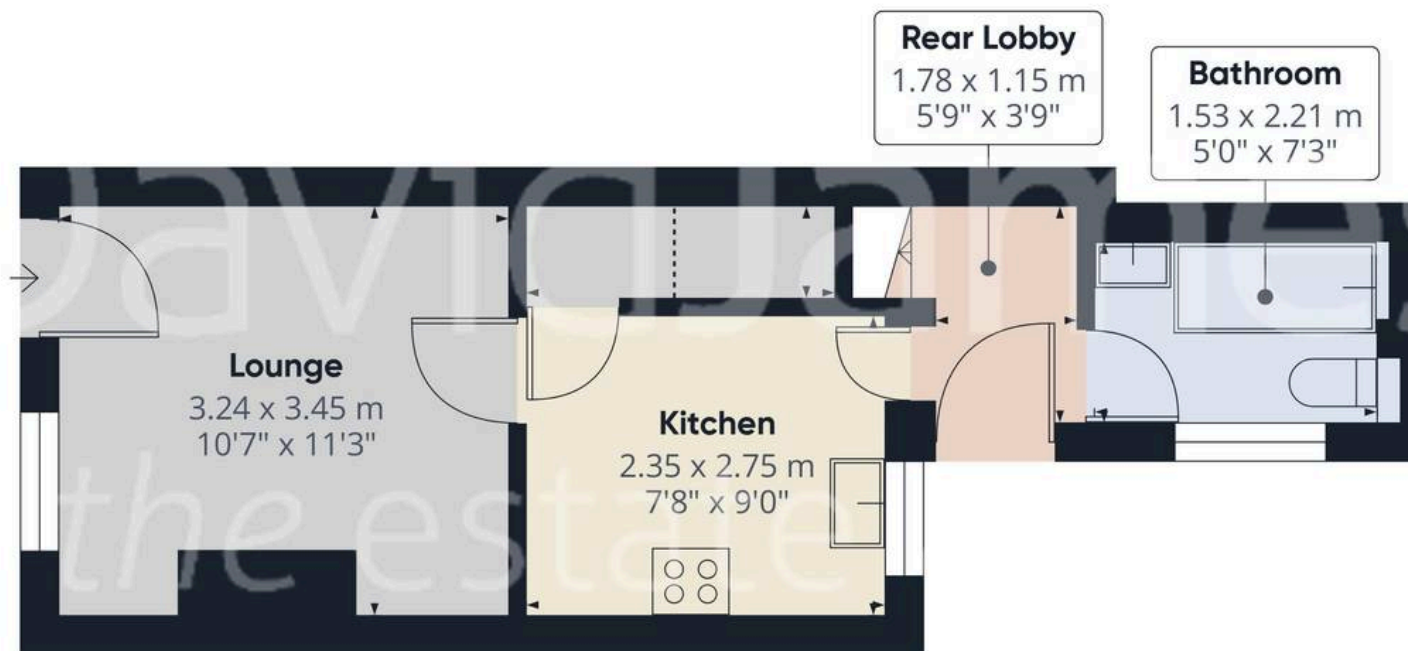
Tenure: Freehold

EPC Energy Efficiency Rating: D

- Well presented, period style, mid terraced house
- Two first floor bedrooms
- Lounge with fireplace
- Kitchen with tiled flooring and integrated oven and hob
- Rear lobby with tiled flooring and stairs to the first floor
- Ground floor bathroom/Wc with white suite and mains-fed shower
- Combination gas central heating, UPVC double glazing
- Low maintenance rear yard area with covered rear entrance to the property
- Sold with no upward chain
- Perfect first time purchase or buy-to-let investment







Floor 0



Floor 1



Approximate total area⁽¹⁾

43.1 m²

463 ft²

Reduced headroom

0.9 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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