



14 Alfred Street, Alferton DE55 4BE

£795



Nestled in the charming area of Riddings, Alfreton, this delightful terraced house on Alfred Street offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a practical bathroom, ensuring that daily routines are both efficient and comfortable. The layout of the home is designed to maximise space and light, creating a pleasant living environment throughout.

Situated in a friendly neighbourhood, residents will benefit from local amenities and transport links, making it easy to access nearby towns and cities. This property presents an excellent opportunity for first-time buyers or investors looking to expand their portfolio.

In summary, this terraced house on Alfred Street is a wonderful choice for anyone seeking a comfortable home in a desirable location. With its spacious bedrooms and inviting reception area, it is ready to welcome its new owners. Don't miss the chance to make this lovely property your own.

Open Plan Lounge Kitchen

Spacious open plan living space, fully refurbished, new kitchen with wall and base units, new flooring and professionally painted.

Utility Area

New flooring, Rear Upvc door, freshly painted

Bathroom

Ground floor bathroom, vinyl flooring, white bathroom suite with overhead shower, low flush wc and ceramic basin., cladded walls and extractor.

First Floor

Bedroom 1

Spacious bedroom, new carpet flooring, gas radiator, upvc window, freshly painted.

Bedroom 2

New carpet flooring, freshly painted, gas central heating radiator, upvc double glazed window.

Bedroom 3

New carpet flooring, gas central heating radiator, freshly painted, upvc window.

Study/Nursery

New carpet flooring, freshly painted, heating, upvc window. Ideal space for a nursery or study room.

MOVE IN COST - First months rent £795

BOND - £600

Council Tax Band -A

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes

are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

