

New Street, Higham, Derbyshire DE55 6BP

£120,000 - Freehold

J28 Sales & Lettings

129, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk

PROPERTY SUMMARY

Discover this charming two-bedroom terraced house in the sought-after area of Higham, offering a comfortable and versatile living space ideal for first-time buyers or small families. The property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. At the heart of the home, an extended kitchen to the rear delivers a modern and practical cooking area, perfect for culinary enthusiasts. The bathroom has been thoughtfully updated with a sleek, modern shower room, enhancing daily convenience. Step outside to a fully enclosed, low-maintenance rear garden, providing a private outdoor retreat ideal for unwinding or social gatherings without the hassle of extensive upkeep. Enjoy the peace of mind that comes with no upward chain, allowing for a smooth and swift purchasing process. This delightful home combines practical features with a welcoming atmosphere, making it a fantastic opportunity for anyone looking to settle in Higham. Don't miss the chance to view this well-presented property that effortlessly blends comfort, style, and convenience in a prime location.

POINTS OF INTEREST

- No Upward Chain
- Two Bed Terraced House
- Two Reception Rooms
- Modern Shower Room
- Extended Kitchen To Rear
- Fully Enclosed Low Maintenance Rear Garden











ROOM DESCRIPTIONS

Lounge
Accessed from the front elevation via a uPVC door. With carpet flooring, radiator, decorative ceiling light and door leading to dining room. Benefitting from a feature fireplace having gas fire and ornate surround.

Dining Room
With exposed varnished floorboards, radiator, decorative ceiling light and open access to kitchen.

Kitchen
Fitted with a range of wall and base units having roll edge work surfaces incorporating a one and a half stainless steel sink/drainer with mixer tap. Integrated appliances include fan assisted electric oven with gas hob and extractor fan over. Space and plumbing for washing machine. Ceramic tiled flooring, radiator, adjustable spotlights to ceiling, uPVC window and part glazed door to rear elevation.

Stairs & Landing
With carpet flooring, pendant lighting, access to loft and doors leading to all upstairs room.

Bedroom One
With carpet flooring, radiator, pendant lighting and uPVC window to front elevation.

Bedroom Two
With carpet flooring, radiator, pendant lighting and uPVC window to rear elevation. Benefitting from a built in cupboard providing additional storage.

Shower Room
Fitted with a white two piece suite comprising a low flush WC and a hand wash basin with mixer tap. With ceramic tiled flooring, fully tiled walls, chrome effect towel rail, ceiling light and obscure uPVC window to rear elevation. Benefitting from a built in cupboard that conveniently houses the boiler.

Outside
The front of the property is neatly enclosed, adding character while providing a defined and private entrance space. The rear can be accessed via a shared entry, is fully enclosed and offers a private and secure outdoor space, designed with ease of maintenance in mind. Featuring a patio seating area, decorative gravel borders, and a useful garden shed providing additional storage, this attractive garden is perfect for relaxing and entertaining with minimal upkeep required.

MATERIAL INFORMATION

Council Tax: Band A
N/A
Parking Types: None.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

Mobile Signal
4G excellent data and voice, 5G ok
Construction Type
Floor: Solid, no insulation (assumed)

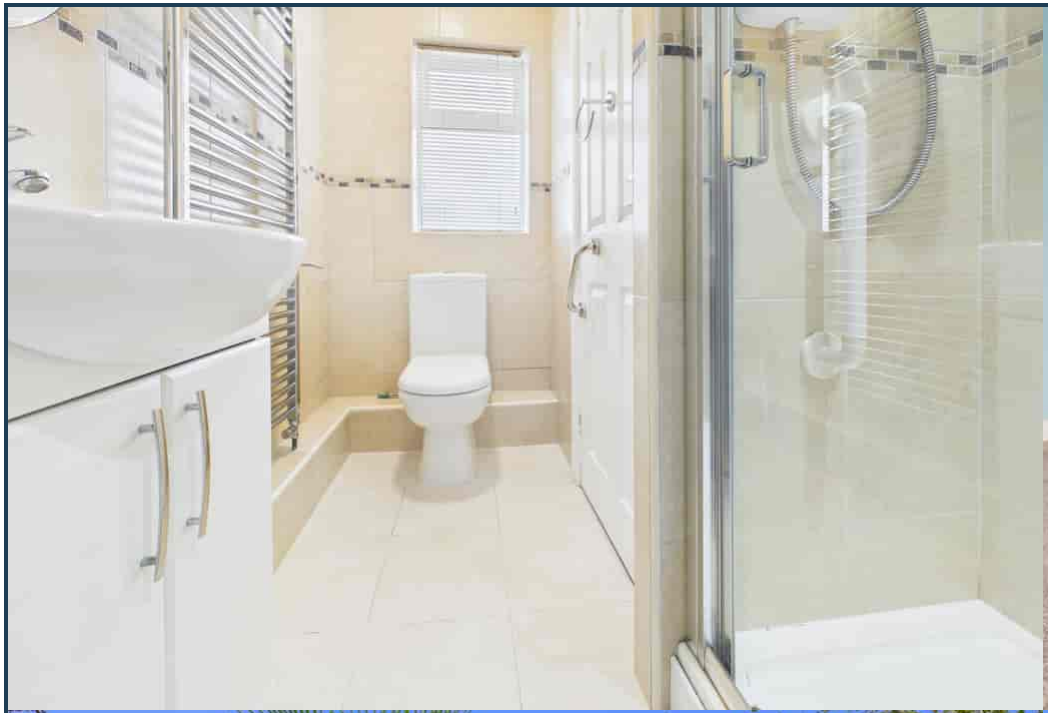
Roof: Pitched, limited insulation (assumed)

Walls: Cavity wall, as built, partial insulation (assumed)

Windows: Fully double glazed

Lighting: No low energy lighting
Coalfield or Mining
It is indicated that this property is located within 1km of a coalfield or mining area.

Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No









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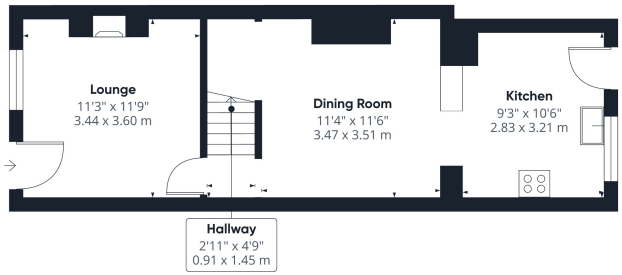
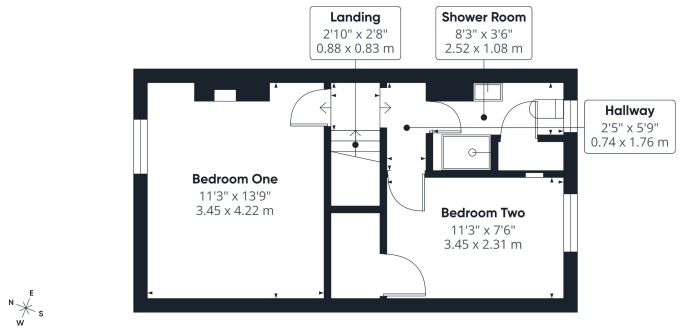


Floor 0



Floor 1

Approximate total area(1)
709 ft²
65.8 m²

(1) Excluding balconies and terraces

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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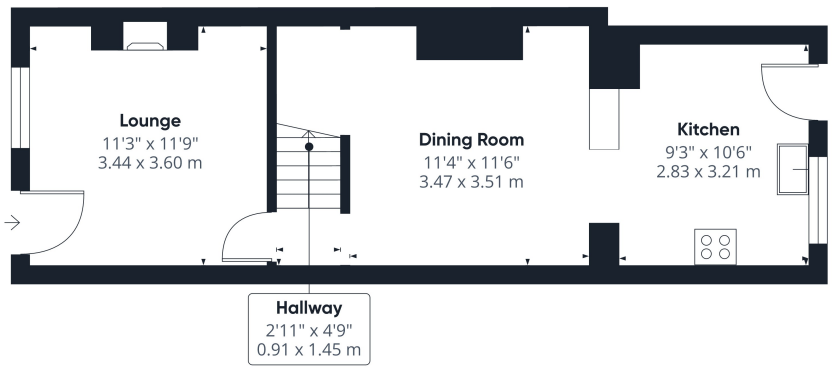

Floor 0

Approximate total area(1)
383 ft²
35.6 m²

(1) Excluding balconies and terraces

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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