

Birches Lane, South Wingfield, Derbyshire.

£190,000 Freehold

REDUCED



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties offer For Sale this two Bedroom detached bungalow situated on the incredibly popular Birches Lane, South Wingfield. Requiring full renovation, the property would not only make a wonderful home but also lends itself to those looking to invest.

Internally the property briefly comprises; Entrance Hall, Family Dining/Living Area, Kitchen, Family Bathroom and Two Double Bedrooms to the rear of the property.

Externally the property boasts ample off road parking as well as a single detached garage to the front elevation. To the rear elevation there is a rear garden bordered by timber fencing and shrubbery.

We anticipate a high level of interest so recommend an early internal inspection to avoid disappointment.

FEATURES

- Requires Full Refurbishment
- Idyllic Countryside Location With Open Views
- Two Bedrooms
- Detached Garage & Numerous Off Road Parking Spaces
- Rear Enclosed Garden And Patio
- Desirable Village Location



ROOM DESCRIPTIONS

Entrance Hallway

Accessed from the side elevation via wooden door, the Entrance Hall features tiled flooring, wall mounted radiator and provides passage to Both Bedrooms, the Family Bathroom and the Living/Dining Area.

Lounge

23' 0" x 11' 8" (7.01m x 3.56m) With bay window to the front elevation, wood effect laminate flooring, two wall mounted radiators and brick built feature fire place with raised tiled hearth.

Kitchen

15' 5" x 7' 8" (4.70m x 2.34m) Requiring complete refurbishment. Double glazed window to the side and front elevation.

Bedroom One

16' 3" x 9' 0" (4.95m x 2.74m) With double glazed sliding doors opening to the rear enclosed gardens.

Bedroom Two

11' 9" x 11' 8" (3.58m x 3.56m) With wall mounted radiator and glazed window to the rear elevation overlooking the garden.

Bathroom

8' 4" x 5' 4" (2.54m x 1.63m) Requiring complete refurbishment. Wall mounted radiator and obscured glass window to the side elevation.

Outside

Externally the property boasts ample off road parking as well as a single detached garage to the front elevation. To the rear elevation there is a rear garden bordered by timber fencing and shrubbery.

Council Tax

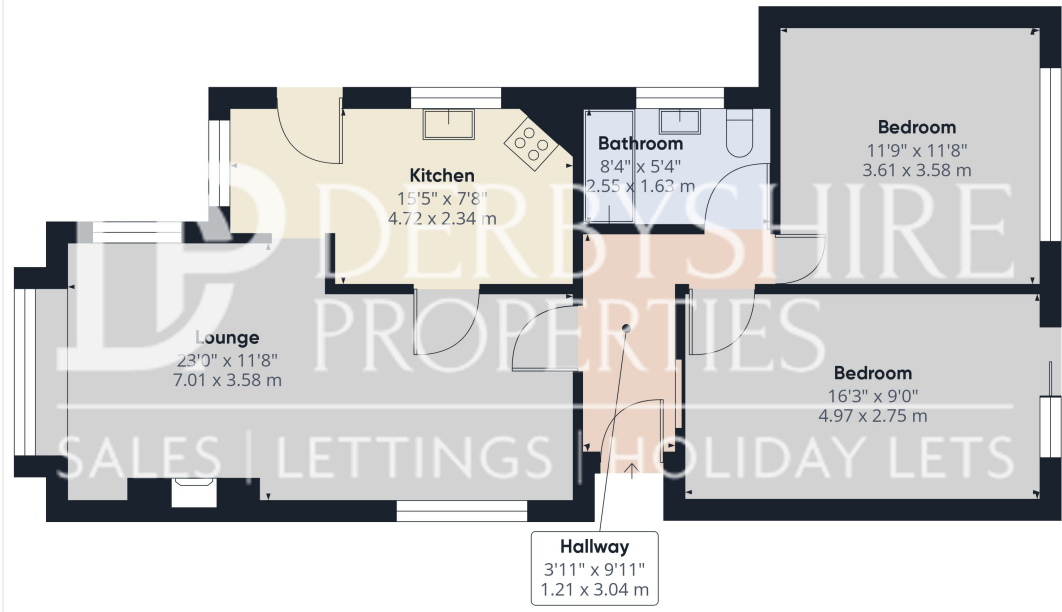
We understand that the property currently falls within council tax band D, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC



Approximate total area⁽¹⁾
748.09 ft²
69.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

