

Hilcote Lane, Hilcote.

£149,995 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

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PROPERTY DESCRIPTION

A rare opportunity to acquire a delightful end terraced cottage which is in need of a scheme of modernisation/refurbishment. Spacious and versatile accommodation comprising a Hallway, Lounge/Dining Room, a Fitted Kitchen, Rear Porch, Three Double Bedrooms and a Bathroom.

A real feature is the Drive and Garage. In addition, to the rear is an enclosed cottage style garden with open aspect.

Conveniently positioned for easy access to the M1 and connection with the A38

Offered with No Chain/Vacant Possession

FEATURES

- An End Terraced Cottage (Formerly Two Cottages)
- Requiring A Scheme Of Modernisation
- Entrance Hall and Living Room/Dining Room
- Fitted Kitchen And Rear Porch
- Three Double Bedrooms
- Spacious Bathroom
- Driveway And Garage
- Delightful Rear Garden With Open Aspect
- No Chain/Vacant Possession
- Early Viewing Essential



ROOM DESCRIPTIONS

Living Room

12'3 x 12'3 (3.75m x 3.75m)

Having a UPVC double glazed entrance door, a UPVC double glazed window to the front, a feature. tiled fireplace with an open fire and central heating radiator. A step leads to the Dining Area

Dining Room

12'1 x 9'8 (3.68m x 2.96m)

Having a feature stone fireplace housing a multifuel stove and having a quarry tiled hearth. There is a UPVC double glazed window to the rear and a door provides access to the kitchen.

Kitchen

9'11 x 8'7 (3.03m x 2.63m)

Appointed with a range of modern light beach affect base cupboards, drawers and eye level units with a complimentary rolltop worksurface over incorporating a sink drainer unit with mixer tap. Integrated appliances include an electric oven and hob. There is half tiling to the walls, a tiled floor, a UPVC double glazed window to the side and a door provides access to the garden. A door leads to a spacious understands cupboard which provides excellent storage facility

Rear Porch

Having a UPVc double glazed window and a UPVc double glazed door providing access.

Inner Hall

Approached via the Living Room and having stairs leading to the first floor.

First Floor

Landing

Bedroom One

12'6 x 12'4 (3.81m x 3.78m)

A double aspect room with UPVC double glazed windows to front elevation and to the rear overlooking the garden. Having two central heating radiators.

Bedroom Two

12'4 x 12'2 (3.77m x 3.73m)

With an original feature cast-iron fireplace, a central heating radiator and UPVC double glazed window to the front elevation

Bedroom Three

12'0 x 9'9 (3.68m x 2.99m)

Having a UPVC double glazed window and a central heating radiator.

Bathroom

9'10 x 8'7 (3.01m x 2.62m)

Appointed with a three-piece white suite, comprising a panelled bath, a pedestal wash hand basin and a low flush WC with tiled into splashback. There is a built-in airing cupboard, a central heating radiator and a UPVC double glazed window overlooking the rear garden.

Outside

To the front there is a walled fore garden with path to the front door. A wrought iron gate and path lead to the rear. A driveway provides off road parking and leads to a GARAGE with up and over door.

A path to the side of the house provides access to a delightful enclosed rear garden which has lawned areas and is well stocked with a variety of shrubs and flowering plants. there is a brick built outbuilding and an open aspect to the rear. There is also a WC/Cloakroom.

Council Tax

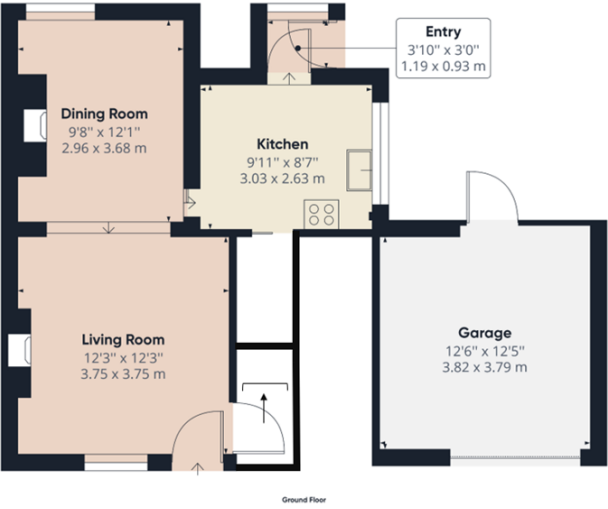
We understand that the property currently falls within council tax band B, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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



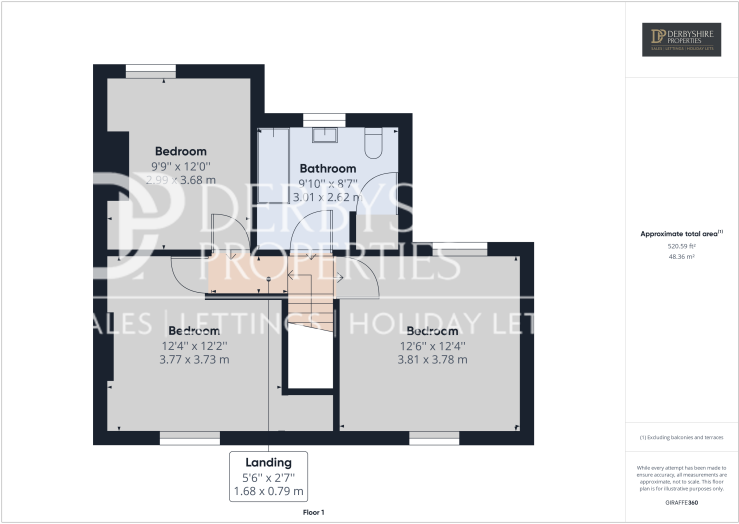
Approximate total area⁽¹⁾

527.56 sq ft
48.58 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.

09/07/2020



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09/07/2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 