

The Hamlet, South Normanton.

£135,000 Freehold

REDUCED



**DP** DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -

## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this two bedroom semi detached home offered for sale with vacant possession and no upward chain. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge & Kitchen to the ground floor with two double Bedrooms and family Bathroom to the first floor. Externally, the property benefits from driveway parking for several vehicles to the front elevation with front lawn and private rear garden completing the outdoor space.

## FEATURES

- No Upward Chain
- Vacant Possession
- Walking Distance To Local Schools
- Walking Distance To Local Amenities
- Perfect For Access to A38 & M1
- Requires A Scheme Of Modernisation



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via UPVC door to front elevation with wall mounted radiator, carpeted flooring and understairs store cupboard.

### Lounge

5.90m x 2.87m (19' 4" x 9' 5") Enjoying a dual aspect with double glazed windows to front and rear elevation, wall mounted radiator and carpeted flooring. Stone fireplace forms the centre piece of the room.

### Kitchen

2.93m x 2.06m (9' 7" x 6' 9") Featuring a range of base cupboards and eye level units for storage with stainless steel inset sink. Fitted pantry provides further storage whilst double glazed window to rear, wall mounted radiator and UPVC door accessing side elevation completes the space.

### First Floor

#### Landing

Accessing both Bedrooms and the family Bathroom, this carpeted space also features double glazed window to side elevation and loft hatch.

#### Bedroom One

4.26m x 2.81m (14' 0" x 9' 3") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Over stairs cupboard provides valuable storage capacity.

#### Bedroom Two

3.09m x 2.96m (10' 2" x 9' 9") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring

#### Bathroom

1.99m x 1.75m (6' 6" x 5' 9") A tiled three piece suite comprising; Bath, pedestal handwash basin and low level WC. Airing cupboard provides storage.

### Outside

Externally, the property benefits from driveway parking for several vehicles to the front elevation with front lawn and private rear garden completing the outdoor space.

### Council Tax

We understand that the property currently falls within council tax band A, 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

