

Sough Road, South Normanton, Derbyshire.

£140,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Located conveniently close to local amenities and easy access to the A38 and M1 is this modern mid Townhouse.

Extended accommodation includes a Lounge/open plan Dining Room/Kitchen, Two Double bedrooms and a modern Bathroom with a three piece suite. The house benefits from gas central heating and UPVc double glazing.

Having a delightful enclosed garden and patio to the rear which enjoys an open aspect. Off road parking is also available to the rear.

An ideal purchase for First Time Buyers. Viewing essential.

## FEATURES

- A Modern Mid Townhouse
- Lounge And Open Plan Kitchen/Dining Room
- Two Double Bedrooms
- Modern Bathroom With Three Piece Suite
- Delightful Rear Garden With Open Aspect
- Off Road Parking To Rear
- Ideally Positioned For Access To A38 and M1
- An Early Inspection Is Highly Recommended



## ROOM DESCRIPTIONS

### Lounge

15'3 x 11'9 (4.66m x 3.60m)

Having a double glazed entrance door, a UPVC double glazed window to the front, a central heating radiator and stairs lead to the first floor

### Dining Room

11'9 x 9'0 (3.59m x 2.75m)

Open plan to the Kitchen and having a wood grain laminate floor, central heating radiator and a UPVC double glazed door providing access to the garden

### Kitchen

9'4 x 6'5 (2.87m x 1.97m)

Appointed with a range of light Beech effect base cupboards, drawers and eye level units with a roll top work surface over incorporating a stainless steel sink/drain unit with mixer tap over. Integrated appliances include an electric oven, electric hob, extractor fan and there is plumbing from automatic washing machine and integrated wine rack. Tiling to splash back areas and UPVC double glazed windows to side and rear providing views. There is a wood grain effect laminate floor.

### First Floor

#### Landing

Having access to all rooms

#### Bedroom One

11'8 x 10' (3.57m x 3.06m)

Having a central heating radiator and two UPVC double glazed windows the front elevation

#### Bedroom Two

11'8 x 9'0 (3.57m x 2.76m)

Having a UPVC double glaze window overlooking the rear garden and providing open views beyond. There is a central heating radiator.

### Bathroom

Appointed with a three-piece white comprising a paneled bath with mains fed shower over, a pedestal hand basin and a low flush WC with complementary tiling to the walls. Having inset spotlighting to the ceiling, an extractor fan, built-in cupboard providing excellent storage space. Wall mounted bathroom cabinet with mirrored front.

### Outside

To the front of the property there is a lawned garden with central path providing access to the front door. To the rear there is a paved patio with path leading onto a lawned garden and extensive decked patio to the rear.

### 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

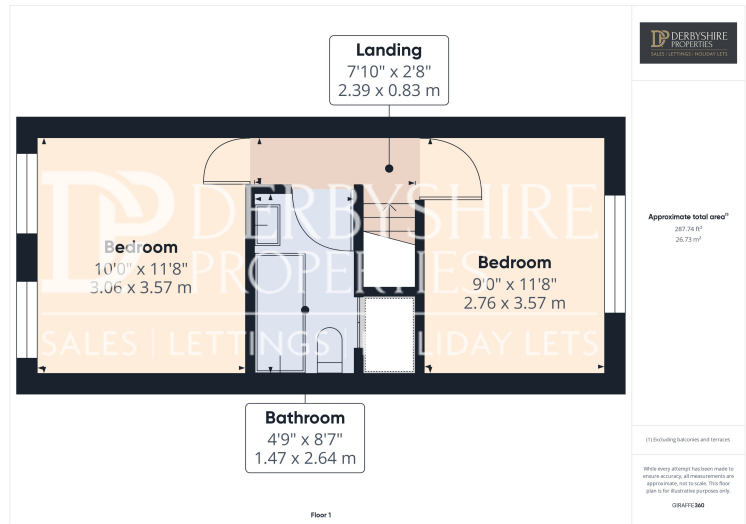
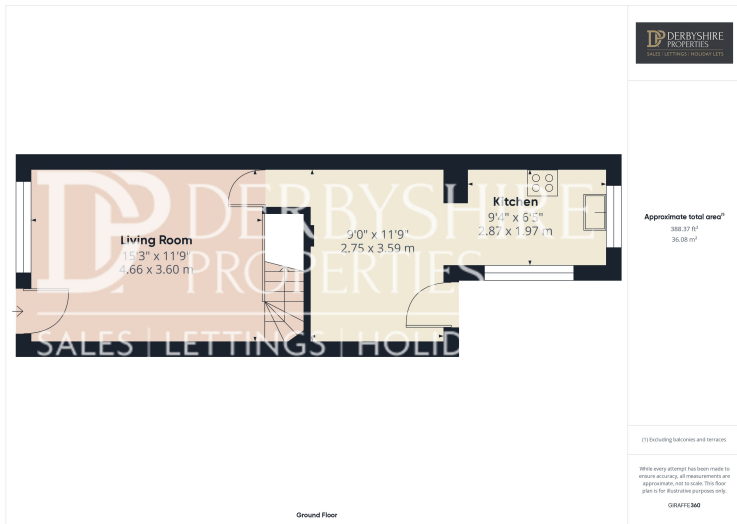
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	