

Iona Close, Tibshelf.

£170,000 Freehold

REDUCED



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this detached bungalow in the much sought after village of Tibshelf. Available to purchase with vacant possession and no upward chain, we recommend an early internal enquiry to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Kitchen, Lounge, Inner Hallway, two double Bedrooms and Bathroom. Externally, the home offers driveway parking for several vehicles to the front elevation alongside well maintained front lawn. The garage is accessed via steel roller door and benefits from rear door accessing rear enclosed garden. The rear garden benefits from lawned space and patio area forming the perfect environment to host or relax. The space is secured by a combination of timber fencing and stone walls making it ideal for those with pets or young children.

## FEATURES

- Detached Bungalow In Desirable Location
- Garage and Driveway Parking For Multiple Vehicles
- Private Rear Graden
- Requires A Scheme Of Modernisation
- No Upward Chain
- Early Viewing Highly Recommended
- Vacant Possession
- Perfectly positioned for access to Five Pits Trail



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via UPVC door with double glazed porch surround for maximum natural light, wall mounted radiator and carpeted flooring. Fitted cupboard provides valuable storage capacity.

### Kitchen

2.97m x 2.71m (9' 9" x 8' 11") Hosting an oak range of base cupboards and eye level units with worktops over and integrated electric oven, hob with accompanying extractor hood and stainless steel inset sink. There is further under counter space for other appliances. Double glazed obscured door accesses side elevation/driveway.

### Living Room

5.87m x 3.51m (19' 3" x 11' 6") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. The centre piece of the room is electric fireplace on raised hearth set in decorative surround.

### Bedroom One

3.52m x 3.00m (11' 7" x 9' 10") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobes provide valuable storage capacity.

### Bedroom Two

2.96m x 2.46m (9' 9" x 8' 1") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobes provide valuable storage capacity.

### Bathroom

2.09m x 2.08m (6' 10" x 6' 10") A tiled three piece suite comprising; Oak panelled bath, pedestal handwash basin and low level WC. Wall mounted heated towel rail, fitted airing cupboard, tiled flooring and double glazed obscured window to side elevation completes the space.

### Outside

Externally, the home offers driveway parking for several vehicles to the front elevation alongside well maintained front lawn. The garage is accessed via steel roller door and benefits from rear door accessing rear enclosed garden. The rear garden benefits from lawned space and patio area forming the perfect environment to host or relax. The space is secured by a combination of timber fencing and stone walls making it ideal for those with pets or young children.

### 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

