

Corn Close, South Normanton, Derbyshire.

£159,950 Freehold

REDUCED



DP DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

A delightful Detached Bungalow which is situated at the head of a popular Cul De Sac of similar properties and is conveniently positioned for easy access to local amenities and connection with the A38 and M1.

Accommodation comprises an Entrance Hall, Fitted Kitchen, a Lounge, Two Double Bedrooms and a Bathroom. The property has gas central heating and UPVC double glazing throughout.

A driveway provides off road parking and manageable, enclosed gardens to the side and rear.

The bungalow is offered with No Chain/vacant possession and requires some upgrade but is priced to reflect this. An internal inspection is recommended.

FEATURES

- A Detached Bungalow In Popular Cul De Sac
- Entrance Hall And Lounge
- Fitted Kitchen
- Two Double Bedrooms & Bathroom
- Gas Central Heating And UPVC Double Glazing
- Driveway Providing Off Road Parking
- Manageable Gardens To The Side And Rear
- Easy Access To Alfreton Town Centre, A38 And M1
- Some Upgrading Required



ROOM DESCRIPTIONS

Entrance Hall

Having a UPVC double glazed entrance door, coat hanging facility, a central heating radiator and a built-in airing cupboard. Access is provided to the roof space.

Kitchen

9'8 x 7'10 (2.97m x 2.41m)

Appointed with a range of base cupboards and eye level units with a complimentary roll top work surface over incorporating a stainless steel sink/ drainer unit. There is tiling to all splash back areas, plumbing for an automatic washing machine, space for a fridge/freezer and space for a cooker. There is a central heating radiator and two UPVC double glazed windows.

Lounge

15'6 x 11'9 (4.72m x 3.60m)

Having a dressed Stone fireplace with tiled hearth housing an electric fire. There is a central heating radiator and a UPVC double glazed window to the front

Bedroom One

11'11 x 11'9 (3.64m x 3.59m)

Having a central heating radiator and a UPVC double glazed window

Bedroom Two

9'7 x 8'8 (2.93m x 2.64m)

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

Bathroom

6'3 x 5'5 (1.91m x 1.66m)

Appointed with a three piece white suite comprising a paneled bath, pedestal wash hand basin and a low flush WC with tiling to splash back areas. There is central heating radiator and a UPVC double glazed window

Outside

To the front of the property there is a tarmac driveway which provides off street parking for 2-3 vehicles. A gate to the side of the house provides access to a path which leads to the side garden which is mainly laid to lawn. There is an outside tap and outside lighting. The path then leads to the rear where there is an additional lawned garden. The garden has an enclosed surround and is well stocked with a variety of shrubs and flowering plants to the borders.

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



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