



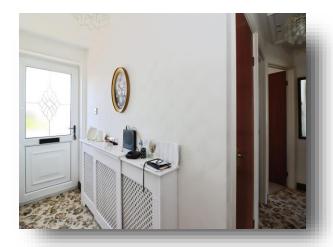


welcome to

Clumber Close, Clowne CHESTERFIELD

This three-bedroom bungalow offers convenient single-level living, featuring a spacious lounge ideal for relaxation and gatherings. The home includes a compact yet functional kitchen, fitted with integrated appliances for a streamlined look.













Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, jamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Access via the front door with carpet.

Lounge

20' max x 15' 5" max (6.10m max x 4.70m max)
The L-shaped lounge features carpeted floors for comfort and practicality. Patio doors provide access to outdoor spaces and allow sunlight to pour into the room. Windows at the front and rear offer a balance of views and light, creating an open and versatile space suited for various needs.

Kitchen

9' 7" x 7' (2.92m x 2.13m)

The kitchen features tiled flooring for durability and easy cleaning. It includes integrated appliances such as a washer and fridge freezer, offering a streamlined appearance. A gas hob complements an electric oven, providing versatile cooking options. Wooden countertops complete the space, adding warmth and practicality.

Hallway

The hallway features carpeted flooring, offering a soft and comfortable surface underfoot. A practical store cupboard is tucked away in the space, housing a combi boiler to efficiently provide heating and hot water. The hallway serves as a functional and welcoming entry point to the home.

Bedroom One

9' 2" x 8' 9" (2.79m x 2.67m)

The bedroom is a cozy and inviting space with soft carpet flooring that adds comfort and warmth. A front-facing window allows natural light to brighten the room while offering views of the surrounding area. The layout provides a serene and adaptable environment, perfect for relaxation and rest.

Bedroom Two

8' 9" x 11' 5" (2.67m x 3.48m)

The bedroom is a cozy and inviting space with soft carpet flooring that adds comfort and warmth. A rear-facing window allows natural light to brighten the room while offering views of the surrounding area. The layout provides a serene and adaptable environment, perfect for relaxation and rest.

Bedroom Three

6' 8" x 8' 10" (2.03m x 2.69m)

The bedroom is a cozy and inviting space with laminate flooring that adds a sleek finished look. A rear-facing window allows natural light to brighten the room while offering views of the surrounding area. The layout provides a serene and adaptable environment, perfect for relaxation and rest.

Bathroom

The bathroom is fully tiled, ensuring a clean and modern appearance while being practical and easy to maintain. It includes a walk-in shower enclosure for convenient access, complemented by a toilet and sink, which together create a functional and streamlined space designed for everyday use.

Loft Space

Loft space that is partially boarded.

Outside Exterior

The front garden is laid with pebbles, offering a low-maintenance and tidy appearance. A pathway weaves through the garden, leading to the front door and providing a welcoming approach. Adjacent to the garden is a driveway, offering off-road parking, along with a garage for additional storage or vehicle space. The rear garden features a patio area at the back, ideal for outdoor dining or relaxation. It also includes a convenient outdoor storage unit and a designated seating area, creating a functional and pleasant outdoor space for entertaining or unwinding.

Garage

10' 3" x 16' 2" (3.12m x 4.93m) Garage with power.





welcome to

Clumber Close, Clowne CHESTERFIELD

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- SALE BY MODERN METHOD OF AUCTION.
- Council Tax Band B.

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 200 years from 25 Mar 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

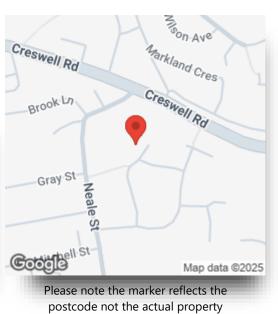
guide price

£190,000









check out more properties at williamhbrown.co.uk



Property Ref: CSF104471 - 0002 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 is 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 quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

01246 204492

Not for marketing purposes INTERNAL USE ONLY



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.