



17 Houfton Road, Bolsover, Chesterfield, S44 6BW

Offers In The Region Of £144,950

- Semi Detached
- Kitchen
- Carport With Garage Door
- Gas central Heating & UPVC Double glazing
- Lounge/Diner
- Three Bedroom
- Off Street Parking
- No chain

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**** No Chain****

Tassi are delighted to offer to the market this three bedroomed semi detached home ready to create your own stamp. The accommodation comprises generous living room and kitchen to the ground floor, to the first floor are three well proportioned bedrooms and bathroom.

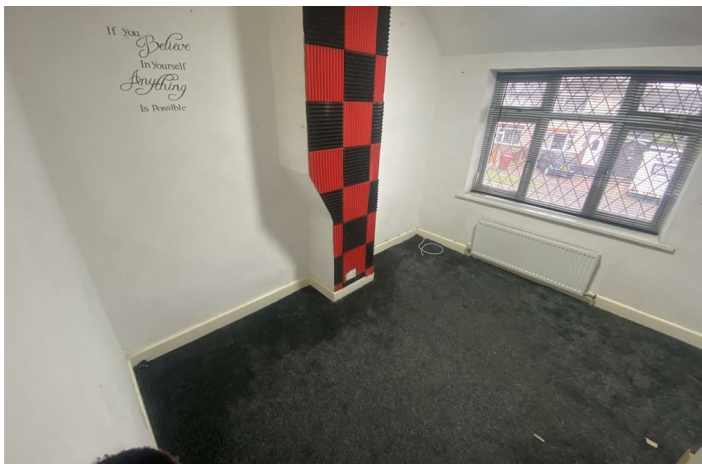
To the outside you have concrete drive to the carport and low maintenance garden to the front with hedged boundaries. The rear gardens offers good sized enclosed garden with patio area and fence boundaries.

Well placed for accessing the M1 via J29a Markham Vale, also having fantastic links to Chesterfield Town Centre and The Royal Hospital. Decorated throughout in a neutral colour scheme with further scope to add your own stamp.

Sold with no chain and available to view now!



Council Tax Band: A



Ground Floor Accommodation

Upvc Entrance Door

Giving access to the:-

Entrance Hall

Ceiling light point, stairs off to the first floor, door into the

Lounge

UPVC double glazed window to the front and rear elevation, radiator, ceiling light points, storage cupboard and opening in to the:-

Kitchen

Fitted with a range of wall and base units, roll edge work surfaces, sink and drainer unit with a mixer tap, space and plumbing for a washing machine, built in electric oven, gas hob with extractor over

UPVC double glazed window to the rear elevation, part tiled walls, vinyl floor covering, radiator, ceiling light point and UPVC door to the side aspect,

First Floor Accommodation

First Floor Landing

UPVC double glazed window to the side elevation, ceiling light point, loft access hatch and doors into three bedrooms and bathroom.

Bedroom 1

UPVC double glazed window to the front elevation, ceiling light point and radiator

Bedroom 2

UPVC double glazed window to the rear elevation, ceiling light point, radiator and wardrobe.

Bedroom 3

UPVC double glazed window to the front elevation, ceiling light point and radiator .

Bathroom

Opaque UPVC double glazed window to the rear elevation, radiator, soft vinyl floor covering, ceiling light point, sink, bath and WC.

Outside

At the front of the property there is a driveway with a low maintenance side leading to the front UPVC entrance door with hedge boundaries,

To the rear garden access from the side of the house or via the carport garage door leads to an enclosed garden with lawn and patio with fenced boundaries.

Tassi Sales & Lettings Referral Arrangement

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons , Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

Disclaimer

Disclaimer Notes

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

These sales particulars are produced in good faith and are not intended to form part of a contract.

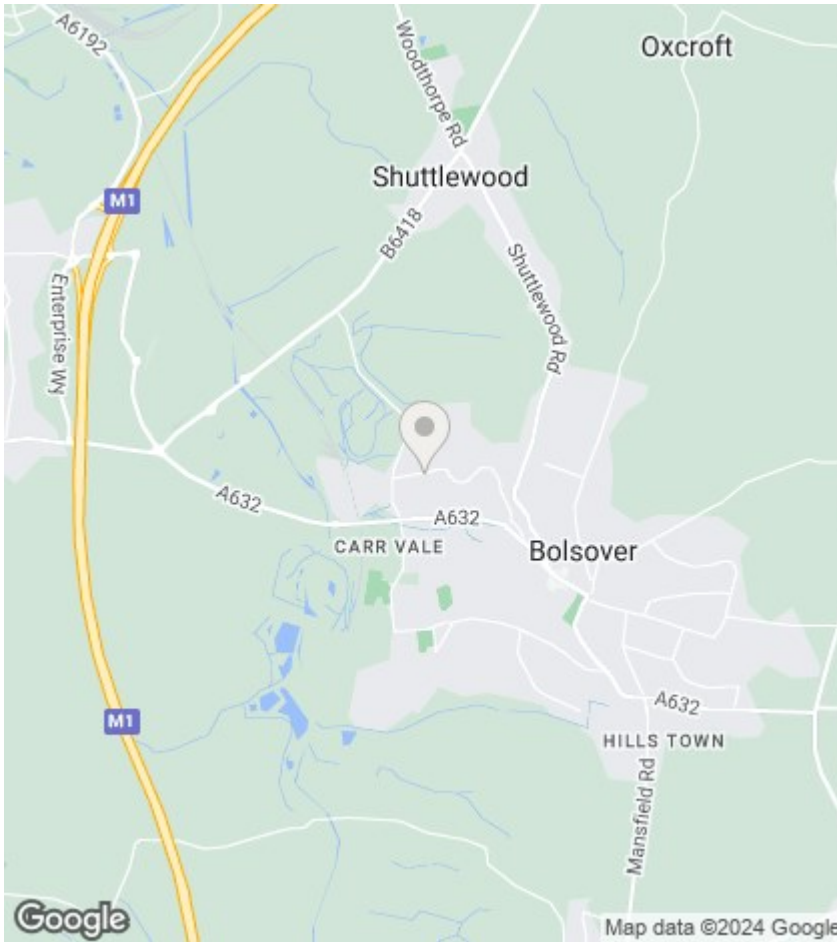
Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.







Directions

Viewings

Viewings by arrangement only. Call 01623 747 956 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

