



164 Brockwell Lane, Chesterfield, S40 4EF

Offers Around £344,950

- Detached 'Art Deco' Bungalow
- Spacious Living Accommodation
- TWO Bedrooms, Shower Room
- NO Upward Chain!
- Convenient & Popular Location
- Two Reception Rooms
- Larger Than Average Garden
- Superb Views to the Rear
- Fitted Kitchen
- Driveway & Garage

164 Brockwell Lane, Chesterfield S40 4EF

Located upon the popular Brockwell Lane in Chesterfield, this delightful 'Art Deco' designed bungalow offers a perfect blend of character, comfort and convenience and is set upon an elevated position, with far reaching views to the rear.

Offered For Sale with No Upward Chain, this single-storey design bungalow & layout would be of particular appeal to those seeking ease of access living.

The well proportioned accommodation comprises of; Hall, Lounge with patio doors on to the rear terrace and with excellent views, Fitted Kitchen & Pantry, Two Double Bedrooms and Shower Room.

Outside with Driveway and Garage and to the Rear is larger than average garden, mostly lawned, with stocked borders and a terrace summer seating area.

This property, although requiring some basic updating is situated in a desirable area, benefiting from local amenities, schools, parks, excellent transport links, making it an ideal location for both work and leisure.

Viewing is by Appointment Only!

Total Floor Area: 115.6 Sq.M / 1244 Sq. Ft



Council Tax Band: C



Hall

Inner Hall

Lounge

156'7" x 13'10"

Dining Room

12'7" x 9'5"

Kitchen

10'11" x 10'11"

Bedroom

15'5" x 11'9"

Shower Room

7'11" x 6'3"

Bedroom

13'5" x 11'10"

Garage

15'11" x 12'0"

Additional Information

We are informed that the property was:

Re wired - 2018

New rubber roof - 2016

Documents/certs are available to inspect upon request.

AML

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

The Consumer Protection (Amendment) Regulations 20

Only items referred to in these particulars are included in the sale.

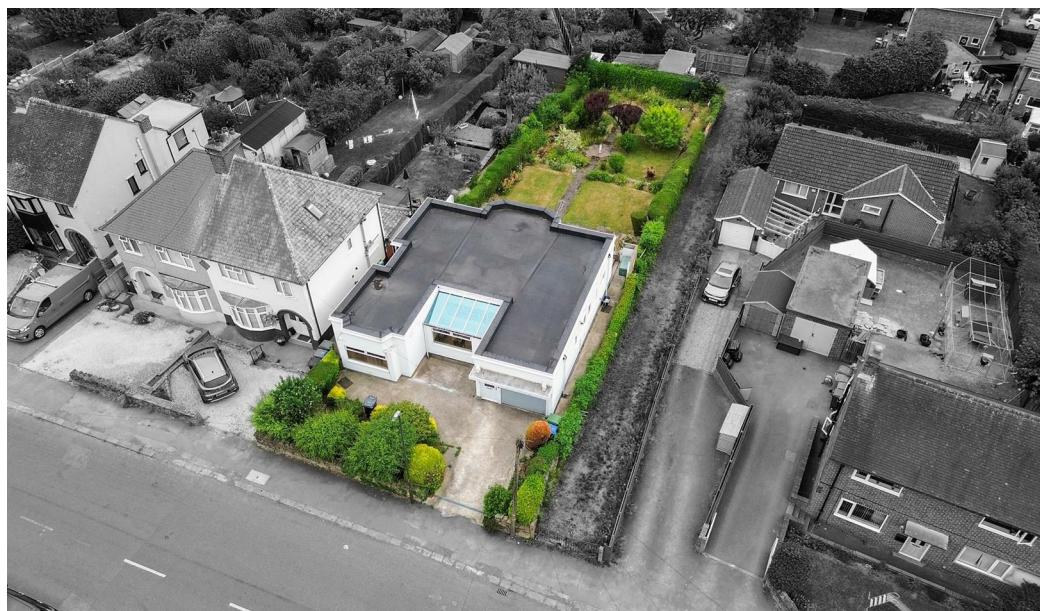
The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

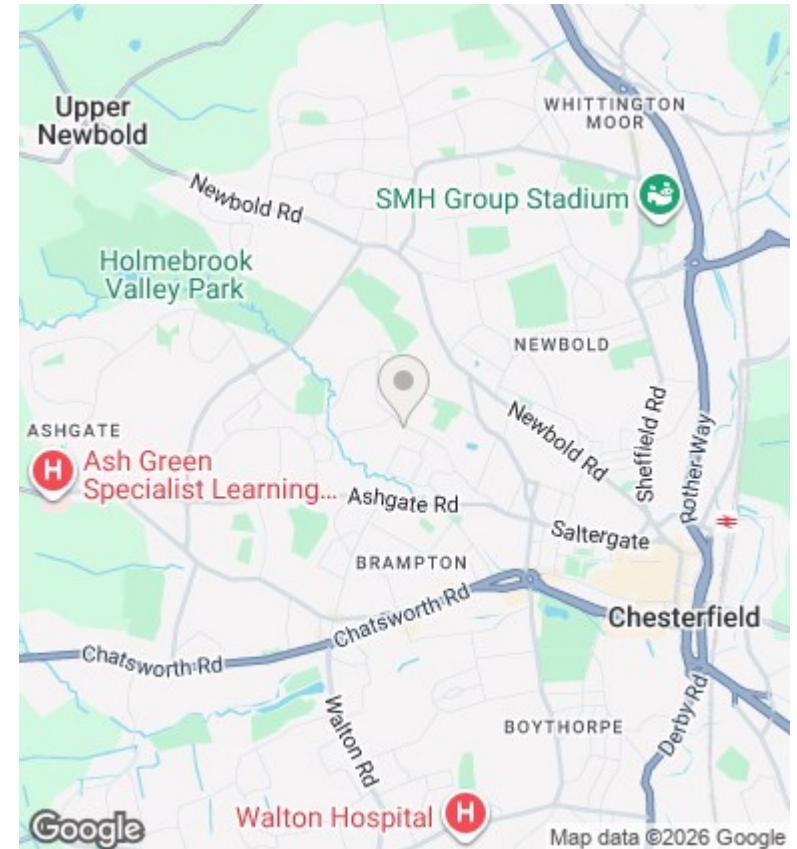
No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.







Directions

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

Council Tax Band

C

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | | |
| (39-54) E | | 49 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |