



28 Peveril Road,
Bolsover, S44 6RZ

OFFERS IN THE REGION OF

£135,000

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WILKINS VARDY

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£135,000

AFFORDABLE FAMILY HOME - NEUTRALLY DECORATED & NEW FLOOR COVERINGS - OFF STREET PARKING - SOUTH WEST FACING REAR GARDEN

This well appointed semi detached property has three good sized bedrooms, a generous open plan dining kitchen and fantastic full depth living room, as well as a corner plot with ample off street parking and a south west facing enclosed rear garden.

Just a short distance from the centre of Bolsover and Bolsover Castle, the property is also ideally positioned for links towards the Motorway and Chesterfield.

- Great Value Semi Detached House on Corner Plot
- Spacious Full Depth Living Room
- Three Good Sized Bedrooms
- Off Street Parking & Gardens to Front and Rear
- EPC Rating: C
- Newly Decorated & New Floor Coverings Throughout
- Good Sized Open Plan Dining Kitchen
- Modern Bathroom
- NO UPWARD CHAIN

General

Gas central heating (Baxi Duotec Combi Boiler)
uPVC sealed unit double glazed windows and doors
Newly decorated throughout
New floor coverings throughout
Gross internal floor area - 81.0 s.qm./872 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

Entrance Hall

Being open plan to the living room, fitted with vinyl flooring and having a staircase rising to the First Floor accommodation.

Living Room

21'4 x 11'8 (6.50m x 3.56m)

A spacious rear facing reception room.

Open Plan Dining Kitchen

Kitchen

12'6 x 10'8 (3.81m x 3.25m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer and a freestanding cooker with fitted extractor hood.

Vinyl flooring.

A composite door gives access onto the side of the property.

Dining Area

9'5 x 8'10 (2.87m x 2.69m)

A rear facing room fitted with vinyl flooring and having a door to a built-in cupboard.

On the First Floor

Landing

With loft access hatch and a built-in airing cupboard housing the gas boiler.

Bedroom One

13'6 x 10'8 (4.11m x 3.25m)

A generous rear facing double bedroom.

Bedroom Two

10'11 x 10'4 (3.33m x 3.15m)

A good sized rear facing double bedroom.

Bedroom Three

10'2 x 7'4 (3.10m x 2.24m)

A front facing single bedroom.

Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath, semi inset wash hand basin with vanity unit below, and a low flush WC.

Chrome heated towel rail.

Vinyl flooring.

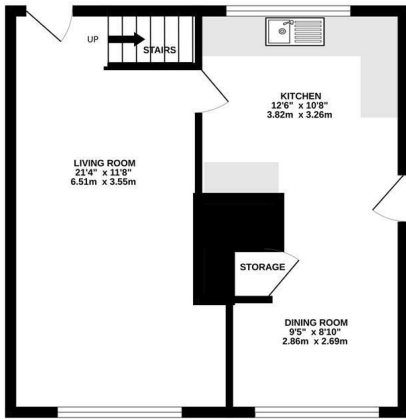
Outside

The property sits on a corner plot, having a pebbled drive to the side providing off street parking and a lawned garden.

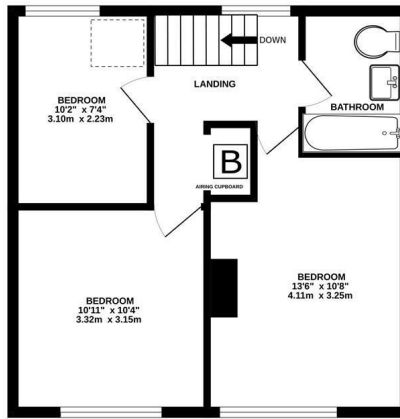
A path gives access down the side of the property to the enclosed rear garden which comprises of a small lawned area, raised side border and a paved patio.



GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

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

We are informed by the vendor that, at the time of our inspection, the central heating system, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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wilkins-varDY.co.uk