



23 Orchard Close,  
Barlborough, S43 4NX

OFFERS IN EXCESS OF

£140,000

W

WILKINS VARDY

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# £140,000

IDEAL FIRST HOME/INVESTMENT PROPERTY - MODERN BATHROOM - CAR  
STANDING SPACE - CUL-DE-SAC POSITION- NO CHAIN

Sit towards the head of a cul-de-sac is this two double bedroomed mid terraced house offering 622 sq.ft. of neutrally presented and well appointed accommodation, which includes a spacious living room and good sized kitchen/diner with integrated cooking appliances. With two lovely bedrooms and a modern bathroom, there's plenty of space for a small family or someone looking to downsize. The property also benefits from a low maintenance enclosed west facing rear garden and a car standing space.

Located within Barlborough Village, the property is ideally placed for routes into Worksop, Clowne and Chesterfield, and also ideally positioned for commuters wanting the M1 Motorway.

- Ideal First Home/Investment Property
- Mid Terraced House in Cul-de-Sac Position
- Good Sized Kitchen/Diner with Integrated Cooking Appliances
- Spacious Living Room
- Two Good Sized Double Bedrooms, one with Built-in Storage
- Modern Bathroom/WC
- Enclosed Low Maintenance West Facing Rear Garden
- Car Standing Space
- EPC Rating: C

## General

Gas central heating (Worcester Bosch Combi Boiler)  
Mahogany effect uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 57.8 sq.m./622 sq.ft.  
Council Tax Band - A  
Tenure: Freehold  
Secondary School Catchment Area - Heritage High School

## On the Ground Floor

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

## Entrance Porch

Having a built-in cupboard housing the gas boiler. An internal door opens into the ...

## Kitchen/Diner

15'0 x 8'8 (4.57m x 2.64m)

Spanning the full width of the property, being part tiled and fitted with a range of beech effect wall, drawer and base units with complementary work surfaces over.

Inset sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.

Space and plumbing is provided for a washing machine and slimline dishwasher, and there is also space for a fridge/freezer.

Laminate flooring.

## Living Room

15'0 x 11'8 (4.57m x 3.56m)

A spacious reception room, spanning the full width of the property and fitted with laminate flooring.

This room also has a feature stone fireplace with fitted living flame coal effect gas fire.

An open balustrade staircase rises to the First Floor accommodation.

A uPVC double glazed door gives access onto the rear of the property.

## On the First Floor

## Landing

Having a built-in storage cupboard.

## Bedroom One

11'1 x 9'0 (3.38m x 2.74m)

A good sized rear facing double bedroom having a range of built-in wardrobes along one wall.

Loft access hatch.

## Bedroom Two

11'4 x 8'8 (3.45m x 2.64m)

A front facing double bedroom.

## Bathroom

Fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, semi recessed wash hand basin with storage below, and a concealed cistern WC.

Part waterproof boarding to the walls, and vinyl flooring.

## Outside

Steps to the front of the property lead down to the front entrance door and there is also a small lawned area.

To the rear of the property there is an enclosed west facing garden which comprises a paved patio, low maintenance gravel garden with shrubs and a circular paved patio. There is also a garden shed.

The property comes with a car standing space which is located between No. 25 and No. 14.



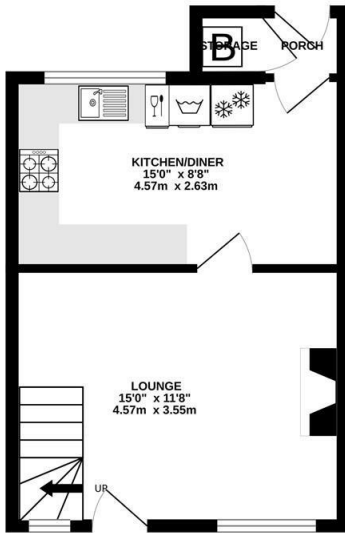
**aprift**  
Know any property instantly

THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

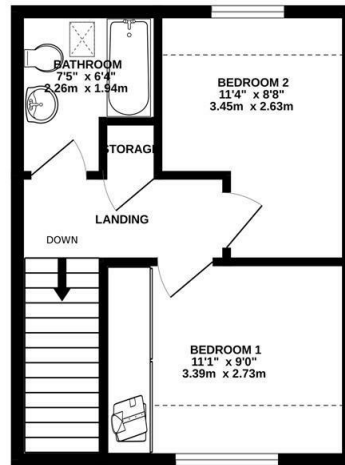
*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

GROUND FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.8 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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## 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, gas fire, kitchen appliances, shower unit, 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 Heritage High 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.

## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 84        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Environmental Impact (CO<sub>2</sub>) Rating

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



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