



40 Worcester Close,  
Clay Cross, S45 9FB

OFFERS IN THE REGION OF

£102,000

W  
WILKINS VARDY

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# £102,000

IDEAL STARTER HOME/INVESTMENT PROPERTY - FIRST FLOOR FLAT - TWO BEDS - ALLOCATED PARKING - PRIVATE ENCLOSED REAR GARDEN - NO CHAIN

Offered for sale with no chain is this well appointed first floor flat which has its own ground floor entrance. Offering 587 sq.ft. of neutrally presented and comfortable living space, this delightful property boasts a cosy reception room, two double bedrooms, both with fitted storage, a fitted kitchen and bathroom. Additionally, the property has two allocated parking spaces and its own enclosed rear garden.

Occupying a cul-de-sac position, the property is located in this popular and well regarded area, located just on the outskirts of Clay Cross and being well placed for routes into Alfreton, Chesterfield Town Centre and towards the M1 Motorway.

- Well Appointed First Floor Flat with its own Front Entrance
- Kitchen with Integrated Cooking Appliances
- Bathroom/WC
- NO CHAIN
- Good Sized Lounge/Diner
- Two Double Bedrooms
- Two Allocated Parking Spaces & its own Enclosed Rear Garden
- EPC Rating: C

## General

Gas central heating (Main Eco Heat Boiler)  
uPVC sealed unit double glazed windows and door  
Gross internal floor area - 54.5 sq.m./587 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A front entrance door opens into an ...

## Entrance Hall

With staircase leading up to the First Floor accommodation.

## Landing

Having a built-in airing cupboard housing the hot water cylinder.

## Bedroom One

12'11 x 9'10 (3.94m x 3.00m)

A good sized front facing double bedroom, having a built-in over stair cupboard, and a built-in double wardrobe with sliding mirror doors.

## Bedroom Two

10'4 x 9'0 (3.15m x 2.74m)

A front facing double bedroom having a built-in double wardrobe with sliding mirror doors.

## Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with an electric shower over, pedestal wash hand basin and a low flush WC.

Vinyl flooring.

## Lounge/Diner

14'2 x 10'6 (4.32m x 3.20m)

A good sized rear facing reception room.

## Kitchen

9'7 x 7'2 (2.92m x 2.18m)

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

Inset single drainer stainless steel sink with mixer tap.

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

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

Vinyl flooring.

## Outside

There are two allocated parking spaces.

A side path gives access to its own enclosed rear garden.


## Additional Information

The property is Leasehold - 150 years from 01/06/2003. Lease End Date: 01/06/2153 (128 years remaining).

Ground Rent: £37.50 payable every 6 months.

Buildings Insurance Premium: £151.20 per annum.



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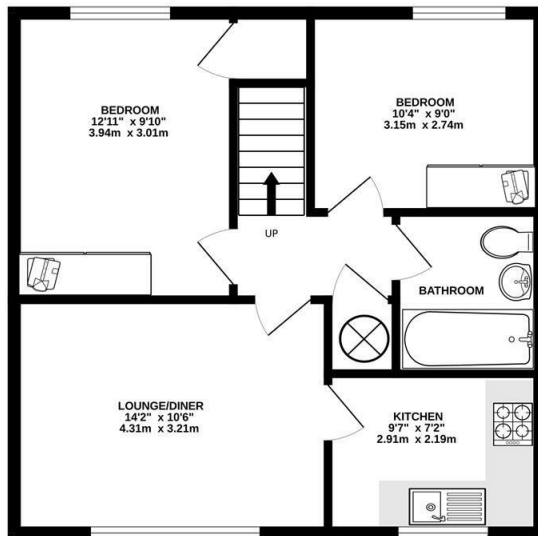
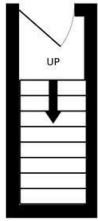
THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR  
32 sq. ft. (3.0 sq.m.) approx.

FIRST FLOOR  
555 sq. ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 587 sq.ft. (54.5 sq.m.) approx.

While 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) <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 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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#### 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.

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 finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall 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 Consultant.



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