



75 New Bolsover,  
Bolsover S44 6PZ

£125,000



WILKINS VARDY

# £125,000

GRADE II LISTED MID TERRACE HOUSE IN CONSERVATION AREA - THREE BEDS - LOW MAINTENANCE GARDENS

Situated within Bolsover Conservation Area is this delightful Grade II listed mid terraced house offering an impressive 934 sq.ft. of generously proportioned accommodation, which features a spacious living room, a good sized kitchen/diner, ground floor bathroom and three good sized double bedrooms. Outside, there are low maintenance gardens to the front and rear.

Located in what is known as 'The Model Village', the surrounding area is rich in history and the property is just a short distance from local amenities, schools, parks and Bolsover Castle, as well as being readily accessible for commuter links towards Chesterfield, Mansfield and J29A of the M1 Motorway.

- Ideal First Time Buyer/Investment Property
- Spacious Living Room
- Good Sized Kitchen/Diner with Integrated Cooking Appliances
- Low Maintenance Gardens
- Grade II Listed Mid Terraced House in Conservation Area
- Ground Floor Bathroom
- Three Good Sized Double Bedrooms

## General

Gas central heating (Potterton Apollo Combi Boiler)  
Wooden framed sealed unit double glazed windows  
Gross internal floor area - 86.7 sq.m./934 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - The Bolsover School

## On the Ground Floor

A front entrance door opens into a ...

## Living Room

16'6 x 11'11 (5.03m x 3.63m)

A good sized front facing reception room, spanning the full width of the property.

## Inner Hall

With staircase rising to the Second Floor accommodation.

## Bathroom

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

Tiled floor.

## Kitchen/Diner

17'2 x 11'3 (5.23m x 3.43m)

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

Inset 1½ bowl single drainer stainless steel sink with flexible hose spray mixer tap.

Integrated appliances to include an electric oven and hob.

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

Tiled floor.

## Rear Entrance Hall

With a door giving access onto the rear of the property.

## On the First Floor

## Landing

## Bedroom One

16'6 x 11'10 (5.03m x 3.61m)

A spacious front facing double bedroom, spanning the full width of the property, fitted with laminate flooring and having a range of built-in wardrobes with overhead storage along one wall.

## Bedroom Two

17'1 x 7'1 (5.21m x 2.16m)

A good sized rear facing double bedroom, fitted with laminate flooring.

## Bedroom Three

10'10 x 9'0 (3.30m x 2.74m)

A good sized rear facing double bedroom, fitted with laminate flooring.

## Outside

There is a fenced forecourt garden. On street parking is available in the area.

To the rear of the property there is a paved yard area with steps down to an enclosed west facing garden with central path.



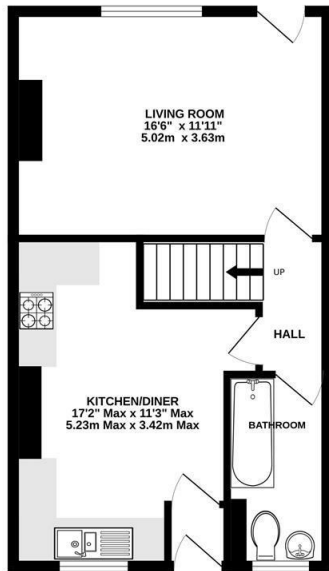
THIS LISTING INCLUDES A LIVE AND INTERACTIVE  
SPRIFT REPORT WITH USEFUL DATA FOR THE  
PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE  
HISTORY, PLANNING HISTORY, FLOOD RISK,  
COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD  
INFORMATION AND EPC.

*See Below!*

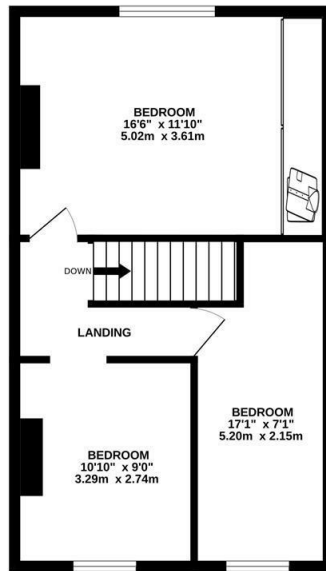
BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'



GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 934 sq.ft. (86.7 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, 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 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.

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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