



33 Bolsover Hill,
Bolsover, S44 6BG

OFFERS IN THE REGION OF

£220,000

W
WILKINS VARDY

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DETACHED BUNGALOW ON ELEVATED PLOT OVERLOOKING THE CASTLE - THREE BEDS - TWO RECEPTION ROOMS - NO CHAIN

Occupying an elevated plot on Bolsover Hill is this delightful detached bungalow which offers an impressive 964 sq.ft. of neutrally decorated accommodation, which requires some cosmetic upgrading. Upon entering the property you are greeted by two receptions rooms and a good sized kitchen. The property also benefits from three well proportioned bedrooms and a bathroom with a separate WC. Outside, there is a driveway providing off street parking for several cars and a detached single garage, together with mature gardens to the front and side.

Offered for sale with no upward chain, the property is located just outside of the picturesque town of Bolsover, where all your shops and local amenities can be found. The property is also readily accessible for transport links towards Mansfield, Chesterfield Town Centre and the M1 Motorway, J29A.

This bungalow is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful property your own.

- Detached Bungalow on Elevated Plot
- Two Good Sized Reception Rooms
- Kitchen
- Three Bedrooms
- Bathroom & Separate WC
- Detached Garage & Ample Off Street Parking
- Mature Lawned Gardens
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Glow Worm Floor Mounted Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 89.5 sq.m./964 sq.ft.

Council Tax Band - D

Tenure - Freehold

Secondary School Catchment Area - The Bolsover Office

A uPVC double glazed front entrance door with matching glazed side panels opens into an ...

Entrance Porch

Fitted with vinyl flooring. Doors from here give access into the kitchen and living room.

Living Room

17'4 x 12'6 (5.28m x 3.81m)

A spacious front facing reception room. A door from here gives access into the inner hall, and double sliding doors open to give access into the ...

Dining Room

18'0 x 8'4 (5.49m x 2.54m)

A good sized dual aspect reception room.

Kitchen

13'4 x 8'11 (4.06m x 2.72m)

Having a single drainer stainless steel sink with mixer tap, with double base unit below and having a tiled splashback.

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

A sliding door gives access into a pantry.

Vinyl flooring.

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

Inner Hall

Having two built-in storage cupboards, one housing the hot water cylinder and one housing the gas boiler.

Bathroom

Being part tiled and fitted with a 2-piece suite comprising of a pedestal wash hand basin and a panelled bath with bath/shower mixer tap and mixer shower over,

Vinyl flooring.

Separate WC

Fitted with vinyl flooring and having a low flush WC.

Bedroom Three

8'11 x 7'6 (2.72m x 2.29m)

A rear facing small double/single bedroom.

Bedroom Two

12'1 x 9'0 (3.68m x 2.74m)

A good sized rear facing double bedroom.

Bedroom One

12'1 x 11'10 (3.68m x 3.61m)

A good sized rear facing double bedroom, having two built-in storage cupboards.

Outside

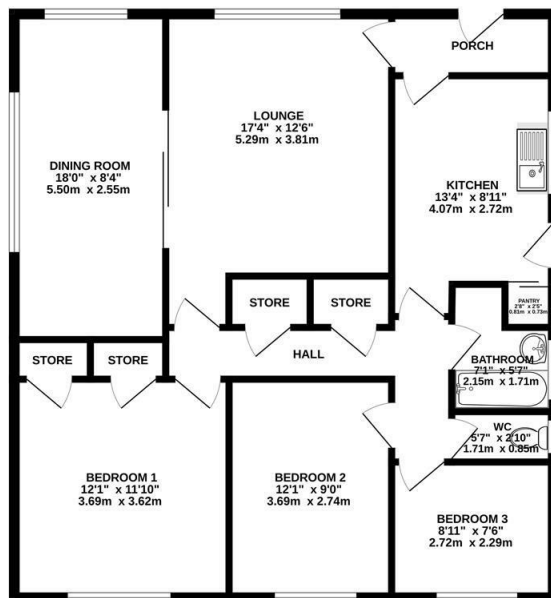
To the front of the property there is a paved patio and a tiered lawned garden with mature shrubs and trees.

To the right hand side of the property there is a concrete driveway providing off street parking for several vehicles, leading up to a Detached Single Garage.

To the left hand side of the property there is a further lawned garden with mature trees, which continues round to the rear of the property where there is a garden shed.



GROUND FLOOR
964 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.
Made with Metaplan 12/2015

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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, , 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.



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