



# Otterhole Barn Otterhole Close Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## Otterhole Barn Otterhole Close

Buxton  
Derbyshire, SK17 6BL



1



1



1



D

Offers Over  
£150,000

### Communal Entrance Hallway

Communal entrance door with stairs leading to upper floors.

### Private Entrance Hallway

Entrance door. Storage cupboard housing the hot water tank. Electric heater. Door intercom phone.

### Open Plan Lounge/ Dining/ Kitchen

Open plan with hardwood flooring throughout and underfloor heating. Built in storage cupboard housing the electricity fuse board. With two electric radiators. Upvc windows to rear and side. Space for living room suite and dining table.

Kitchen area- With matching wall and base units with drawers with wood effect worksurface over with countertop lighting and incorporating one and a half bowl stainless steel sink with drainer. Space and plumbing for washing machine and fridge freezer. Integrated dishwasher. Four ring electric hob with oven below and extractor hood over.

### Bedroom

Upvc window to front. Electric heater. Built in storage cupboard and built in wardrobes to one wall. Loft access.



Buxton - 0129827524



buxtonhomes@buryandhilton.co.uk





# Accommodation

## Bathroom

'Jack and Jill' style bathroom with access from the hallway and the bedroom. Fitted with a modern and matching suite comprising: Paneled bath, wash hand basin, wc and shower cubical with wall mounted shower over. Half tiled walls. Tiled flooring. Electric heated towel rail Upvc window to front. Extractor fan.

## Outside

With communal outside garden and one allocated parking space.

LEASEHOLD. 125 year lease granted 1st Jan 2009. (109 years remaining)  
Ground Rent - £100 per annum, due 1st January  
Maintenance Charge - £80 per month to cover cleaning of the communal areas, gardening, window cleaning, buildings insurance, communal electricity, general maintenance etc  
HPBC- Band B  
EPC- D

## Agents Notes

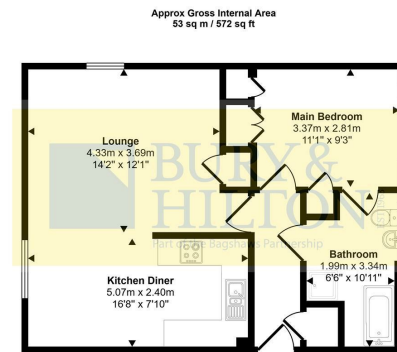
Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

## Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



17 High Street, Buxton, Derbyshire, SK17 6ET

**T:** 0129827524

**E:** [buxtonhomes@buryandhilton.co.uk](mailto:buxtonhomes@buryandhilton.co.uk)

**[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)**

**Part of the Bagshaws Partnership**

**Offices in:**

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

arla | propertymark

