



3 Solomons Court.  
Buxton



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



### 3 Solomons Court.

Buxton  
Derbyshire, SK17 9HP



Offers In The Region Of  
£229,950

#### Kitchen Diner

Open plan Dining kitchen, with Upvc window to front and front entrance door. Radiator, Stairs off to first floor and useful downstairs cupboard. Space for dining table.

Kitchen- Fitted with matching range wall and base units with drawers and worksurface over incorporating one and a half bowl stainless steel sink with mixer tap and drainer. Four ring gas hob with electric oven and extractor hood over. Space and plumbing for washing machine. Space for fridge freezer.

#### Cloakroom

With Wc and wash hand basin. Upvc window to front. Radiator.

#### Lounge

Light and spacious lounge with Upvc window to rear and Upvc patio doors leading onto rear garden. Radiator.

#### First Floor Landing

Upvc window to side. Loft access. (partially boarded loft space with power and lighting. 'Viessman' gas combi boiler)

#### Bedroom

Upvc window to front. Radiator. Fitted wardrobes with sliding doors, one with mirrored front.

#### Bedroom

Upvc window to rear. Radiator.

#### Bedroom

Upvc window to rear. Radiator.



Buxton - 0129827524



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# Accommodation

## Bathroom

Fitted with a matching suite comprising: Paneled bath eith mixer tap over, wash hand basin, WC and separate shower cubical with wall mounted shower over. Partially tiled walls. Upvc window to front. Radiator.

## Outside

To the front of the property is a lawned garden with pathway leading to the front door and gated access to the rear of the property, with outside tap. To the rear is a further enclosed garden, laid with lawned garden and decking seating area. Gated access to the two parking spaces which are at the rear of the property.

EPC- C

HPBC- Band C

Freehold

## 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.

## Broadband Connectivity

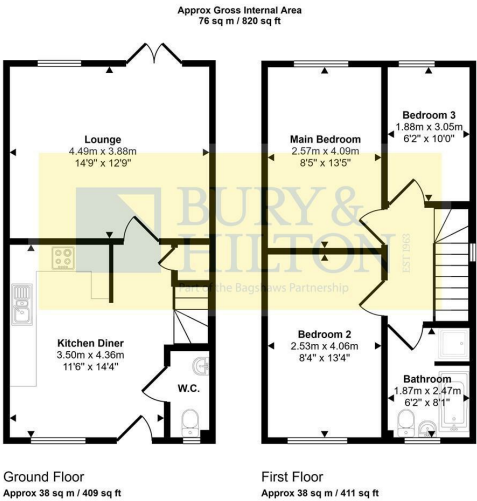
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(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	



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.

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