



Marketing Preview



14 Orchard Close, Barlborough, Chesterfield, S43 4NX

£140,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



GUIDE PRICE £140,000-£150,000NO CHAIN!! A unique opportunity to purchase this ready to move into two double bedroom semi-detached property which is tucked away in a quiet cul-de-sac. Benefitting from off road parking and good sized enclosed rear garden which backs onto fields.

SUMMARY

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HALLWAY

Enter through UPVC door into useful hallway with carpet flooring, ceiling light and window. Door to lounge.

LOUNGE 14'11" x 11'1"

A spacious lounge with neutral decor and carpet flooring. Ceiling light, radiator and window to the front. Door to kitchen/diner.

KITCHEN 8'6" x 14'11"

Fitted with wall and base units, wood effect worktops and tiled splash backs. Oven, hob and extractor fan. Integrated dishwasher, fridge/freezer and under counter space for washing machine. Stainless steel sink with drainer and mixer tap. Breakfast bar, three ceiling lights and radiator. Two windows, laminate flooring and UPVC door to rear garden.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and access to loft. Doors to two bedrooms, bathroom and store cupboard.

BEDROOM ONE 11'6" x 8'10"

A good sized double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the front.

BEDROOM TWO 8'4" x 10'8"

A small double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the front.

BATHROOM 7'4" x 6'0"

Comprising of bath with over head shower, pedestal sink and close coupled WC. Chrome ladder style radiator, velux style window, fully tiled walls and flooring.

OUTSIDE

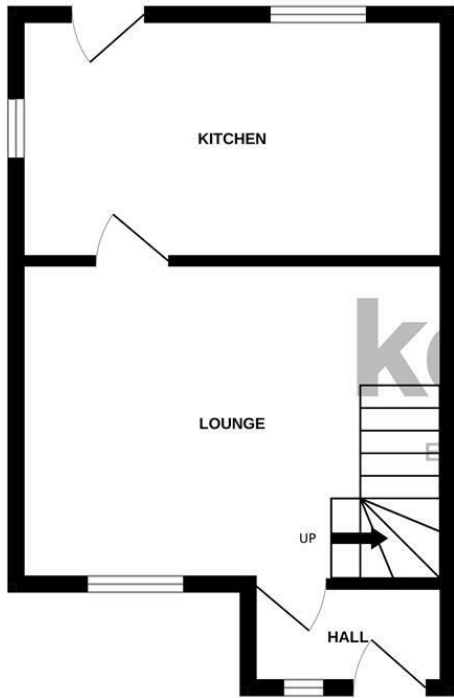
To the front and side of the property is a pebbled area and driveway.

To the rear of the property is a generous sized garden with patio area and lawn. Shed, fencing and backing onto fields.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - BOLSOVER COUNCIL

GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



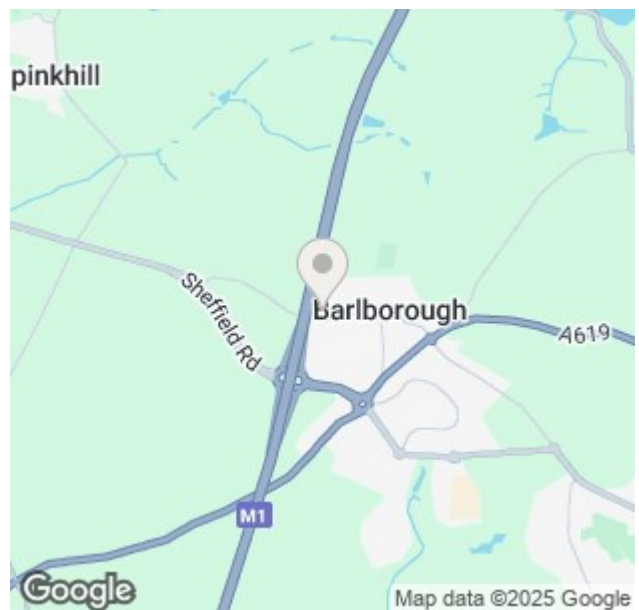
1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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