



w**ards**
estate agents

1 Cotswold Drive

Grassmoor, Chesterfield, S42 5HF

£150,000

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Perfect opportunity for developers/investors to view this TWO BEDROOM DETACHED BUNGALOW situated on a corner plot and requiring a FULL SCHEME OF REFURBISHMENT!

Located in this popular residential suburb of Grassmoor on the South East side of Chesterfield, within easy access to local amenities, schools, public bus routes and major commuter road links including M1 Motorway J29.

Internally the accommodation comprises of entrance hall, kitchen dining room, living room, two bedrooms and bathroom with 3 piece suite. There is heating via storage radiators and there is also a gas supply to the bungalow which is currently disconnected.

Good sized corner gardens. Rear facility for car parking. Outside shed and garden store.

Additional Information

Wooden frame windows with single glazing

Storage radiator heating.

Gas supply to the bungalow is currently disconnected.

Gross Internal Floor Area- 65.1 Sq.m/ 701.1 Sq.Ft.

Council Tax Band -B

Secondary School Catchment Area - Tupton Hall School





Entrance Hall

8'5" x 4'0" (2.57m x 1.22m)
Front entrance door into the hallway

Kitchen

10'4" x 8'5" (3.15m x 2.57m)

Dining Room

9'7" x 8'5" (2.92m x 2.57m)

Reception Room

13'11" x 11'1" (4.24m x 3.38m)

Rear Double Bedroom One

11'8" x 10'5" (3.56m x 3.18m)

Rear Double Bedroom Two

13'10" x 7'10" (4.22m x 2.39m)

Bathroom

7'10" x 6'11" (2.39m x 2.11m)
Having a 3 piece suite.

Outside

Good sized corner gardens. Rear facility for car parking. Outside shed and garden store.

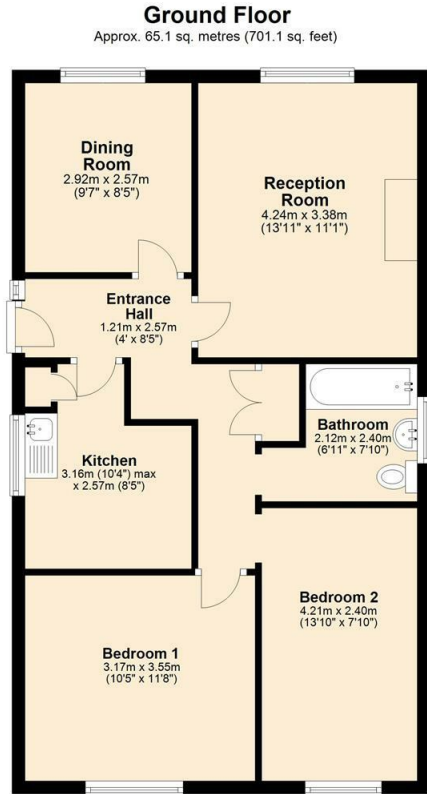


School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

Floor Plan

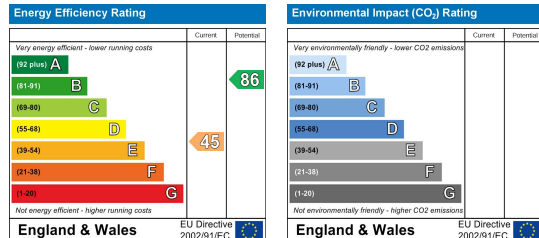


Total area: approx. 65.1 sq. metres (701.1 sq. feet)

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

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