

Fletcher & Company

1 Holly Bank Close, Oakerthorpe, Alfreton, DE55 7LP

Offers Around £145,000

Leasehold



- No Upper Chain
- Porch & Entrance Hall
- Spacious Lounge
- Fitted Kitchen
- Two Good Sized Bedrooms
- Shower Room
- Attractive Gardens
- Private Driveway & Carport
- Pleasant Open Aspect to Rear





Summary

A spacious, two bedroom, semi-detached bungalow occupying a fabulous, semi-rural location in a development for the over 55s.

This is a spacious, semi-detached bungalow on a small development for the over 55s. The property is sold with the benefit of no upper chain and the accommodation comprises porch, entrance hall, spacious lounge, fitted kitchen, two good sized bedrooms and well-appointed shower room. The property is set within attractive gardens and backs onto open countryside. This particular bungalow benefits from a private driveway and carport.

F&C

The Location

The property's location gives easy access to open countryside and access to the nearby town of Alfreton with an excellent range of amenities including shops and facilities. The property is also convenient for A38.

Accommodation

Porch

6'7" x 2'1" (2.02 x 0.64)

A double glazed entrance door with matching sidelights provides access to porch with tiled floor and useful storage cupboard.

Hall

With central heating radiator, access to loft space and door to useful utility cupboard.

Spacious Lounge/Dining Room

19'10" x 12'9" (6.05 x 3.90)

With fireplace with feature brick surround, tile hearth and electric fire, central heating radiator, TV aerial point and double glazed window to front.



Fitted Kitchen

11'9" x 8'10" (3.60 x 2.70)

With granite effect worktops, tiled surrounds, inset one and a quarter stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance spaces including slimline dishwasher, fridge freezer and freestanding electric cooker, wall mounted Worcester gas fired boiler, central heating radiator and double glazed window to rear overlooking the communal grounds and wooded area beyond.



Bedroom One

13'7" x 9'10" (4.16 x 3.02)

With central heating radiator, TV aerial point, fitted wardrobe and double glazed window to front.



Bedroom Two

10'9" x 8'9" (3.30 x 2.68)

With central heating radiator and double glazed window to rear with pleasant open aspect.



Well-Appointed Shower Room

8'9" x 7'0" (2.67 x 2.15)

With white suite comprising low flush WC, pedestal wash handbasin, large double shower cubicle, central heating radiator and double glazed window to rear.



Outside

The property is set within attractive gardens to both front and rear. This particular property benefits from it's own driveway with carport providing car parking for two vehicles.

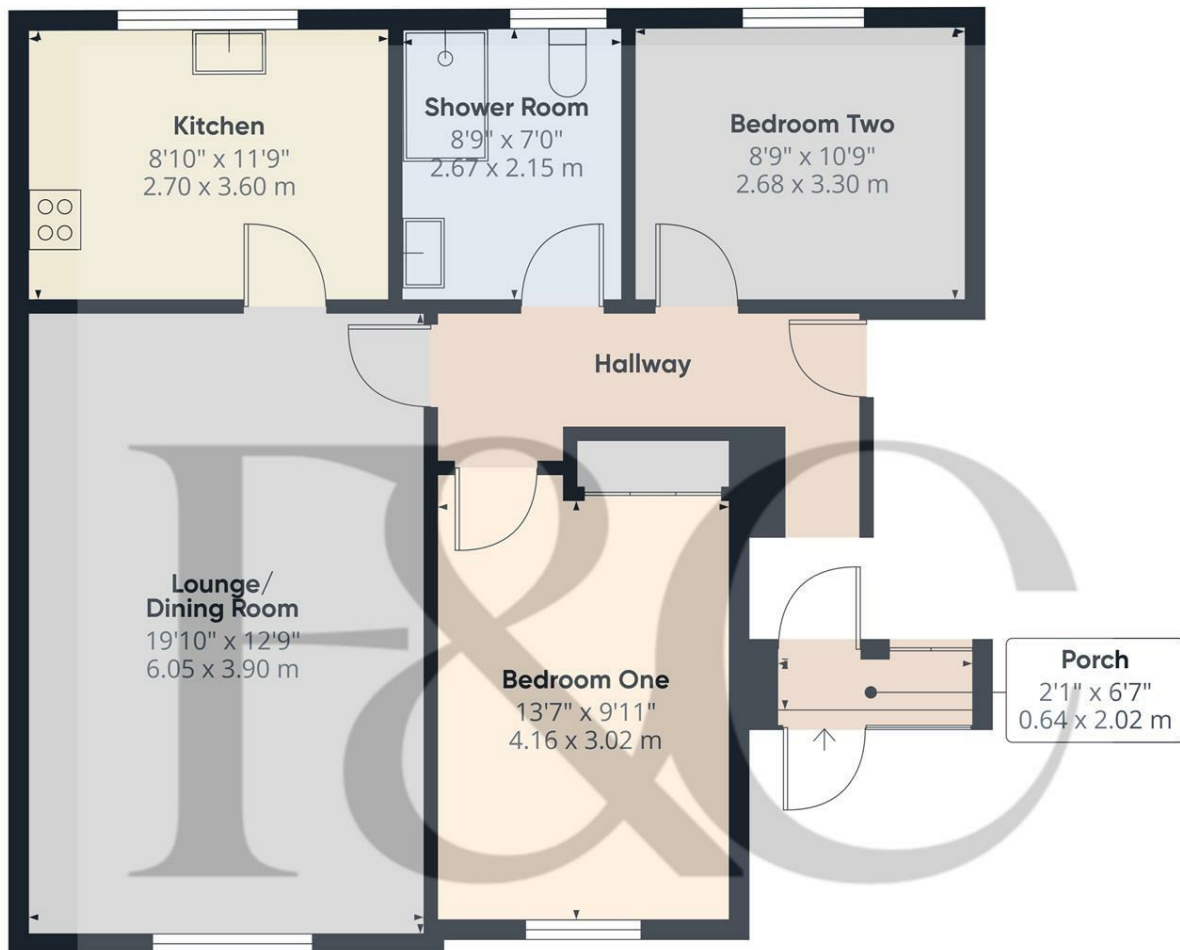


Tenure

Please note the property is leasehold with a 999 year lease which commenced in 1992. The property is subject to a monthly service charge of £105.21 which includes grass cutting, window cleaning and building insurance. The property is also subject to an exit fee, further details available on request.



Council Tax Band C



Approximate total area⁽¹⁾

682.77 ft²

63.43 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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	

Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

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Oakerthorpe
Alfreton
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Tenure: Leasehold

