



24 Egstow Street,  
Clay Cross S45 9NJ

£95,000



WILKINS VARDY

# £95,000

\*\*\* Well Presented TWO DOUBLE BEDROOMED Mid Terraced House with South Facing Garden and NO CHAIN, providing an Ideal Investment/First-Time Buyer Purchase in a Central Location with Local Amenities in Clay Cross Nearby\*\*\*

Gas Central Heating and uPVC Double Glazing

The Accommodation Comprises: Lounge with multi-fuel stove, Inner Lobby, Dining Room, Fitted Kitchen with integrated fridge/freezer, Two Double Bedrooms and a Re-Fitted

- Two Bedroomed Mid Terraced
- Lounge
- Dining Room
- Fitted Kitchen
- Re-Fitted Bathroom
- Gas Central Heating
- uPVC Double Glazing
- Front Garden
- NO CHAIN
- EPC Rating ~ D

## General

Gas Central Heating

uPVC Double Glazing

Current Energy Band - D

Gross Internal Floor Area 93.0 sq.m/1001 sq.ft

Council Tax Band – A

Secondary School Catchment Area – Tupton Hall

## On the Ground Floor

uPVC double glazed door leads into:

### Lounge

14'6 x 10'6 (4.42m x 3.20m)

Featuring a multi-fuel stove inset within the chimney breast and standing on a stone hearth

### Inner Lobby

With the staircase leading to the First Floor Accommodation

### Dining Room

14'6 x 11'10 (4.42m x 3.61m)

A good sized reception room overlooking the rear of the property, with wood laminate flooring and a built-in understairs store

### Fitted Kitchen

9'11 x 8'6 (3.02m x 2.59m)

Fitted with a range of Dark Oak-effect fronted wall, base and drawer units with complementary tiling and work surfaces over, including an inset single drainer sink unit with mixer tap and integral bottle rack in the base units  
Integrated fridge/freezer

Space and point for a cooker with an extractor over plus space/plumbing for an automatic washing machine

Wood laminate flooring and uPVC double glazed door leading out onto the rear of the property

## On the First Floor

### Landing

Having a storage area, plus loft access via a retractable ladder

### Bedroom One

14'6 x 12' (4.42m x 3.66m)

A double room overlooking the rear of the property with a built-in overstairs storage cupboard

### Bedroom Two

14'6 x 10'6 (4.42m x 3.20m)

A further double room overlooking the front of the property, also with a built-in overstairs storage cupboard

## Re-Fitted Bathroom

12' x 10' (3.66m x 3.05m)

Containing a White suite comprising of a panelled bath with centre taps, low flush WC and contemporary sink set on a vanity unit  
Separate corner "spa" shower cubicle

Downlighting

A built-in cupboard houses the gas combi boiler

## Outside

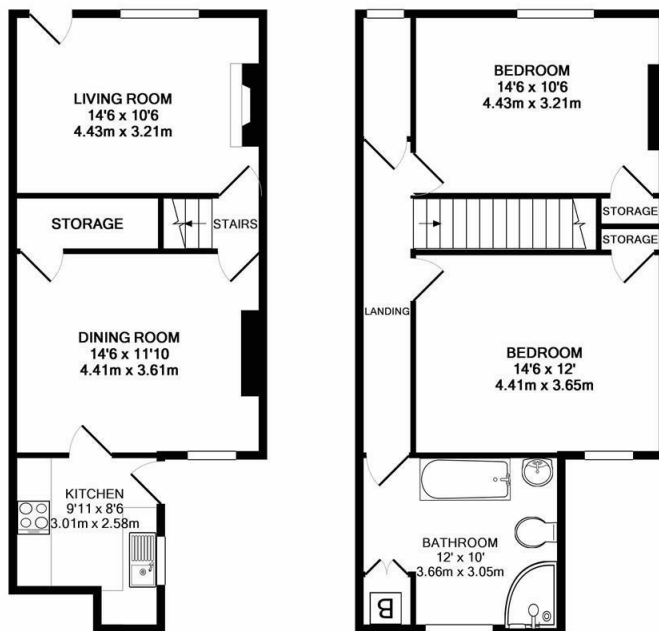
To the front of the property sees a raised patio, with a lawn beyond

The rear of the property provides hard standing for off-road parking









GROUND FLOOR  
APPROX. FLOOR  
AREA 439 SQ.FT.  
(40.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 562 SQ.FT.  
(52.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1001 SQ.FT. (93.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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RICS



## VIEWINGS

offer to purchase.

## School Catchment Areas

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

## Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

## SCHOOL CATCHMENT AREAS

## VIEWINGS

All viewings are to be arranged through the agent.

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, multi-fuel stove, kitchen appliances, shower unit, plumbing installations, and electrical 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

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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