



2 Markham Rise,
Clay Cross, S45 9RH

£165,000

W
WILKINS VARDY

£165,000

SEMI DETACHED HOUSE - GENEORUS CORNER PLOT - SOUTH FACING REAR GARDEN

A neutrally presented semi detached property occupying a generous corner plot, offering approximately 753 sq. ft. of accommodation. The property comprises a good sized living room, fitted kitchen and a useful brick/uPVC double-glazed conservatory, together with two double bedrooms and a bathroom/WC. Externally, the property benefits from off street parking, a lawned front and side garden and a low maintenance, south facing rear garden.

The property is situated in an established residential area, just a short distance from Kenning Park and the local shops and amenities in Clay Cross, as well as being readily accessible for transport links towards Chesterfield and Alfreton.

- SEMI DETACHED HOUSE ON GENEROUS CORNER PLOT
- GOOD SIZED LIVING ROOM
- FITTED KITCHEN
- BRICK/UPVC DOUBLE GLAZED CONSERVATORY
- TWO DOUBLE BEDROOMS
- BATHROOM/WC
- OFF STREET PARKING & GARDENS TO THE FRONT, SIDE AND REAR
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 69.9 sq.m./753 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

Entrance Porch

Fitted with laminate flooring.

Living Room

15'0 x 12'8 (4.57m x 3.86m)
A good sized dual aspect reception room having a fireplace with a wall mounted electric fire.
A staircase rises to the First Floor accommodation.

Kitchen

12'8 x 8'2 (3.86m x 2.49m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer and a freestanding cooker with stainless steel extractor hood over.
Vinyl flooring.
A door from here gives access into the ...

Brick/uPVC Double Glazed Conservatory

13'3 x 11'7 (4.04m x 3.53m)
A good sized conservatory fitted with laminate flooring and having French doors which open onto the rear of the property.

On the First Floor

Landing

Bedroom One

12'8 x 8'2 (3.86m x 2.49m)
A good sized rear facing double bedroom.

Bedroom Two

12'8 x 7'3 (3.86m x 2.21m)
A good sized double bedroom having two windows overlooking the front of the property.
Built-in storage cupboard.

Bathroom

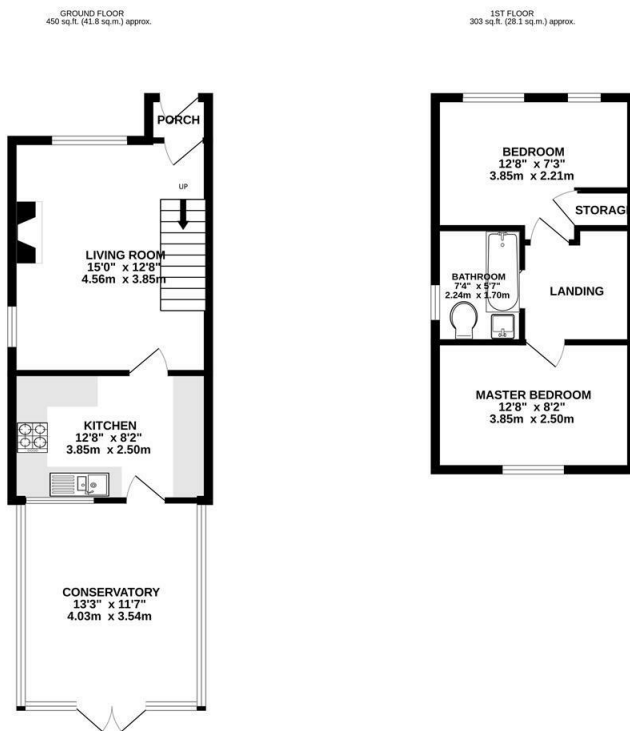
7'4 x 5'7 (2.24m x 1.70m)
Being part tiled and fitted with a 3-piece white suite comprising a panelled bath with mixer shower over, pedestal hand wash basin and a low flush WC.
Vinyl flooring.

Outside

To the front of the property there is a lawned garden, together with off street parking.

To the rear of the property there is an enclosed low maintenance south facing garden comprising of deck and paved seating areas, decorative gravel bed and space for a garden shed.





TOTAL FLOOR AREA: 753 sq.ft. (69.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures provided 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 guidance purposes only and should be read in conjunction with any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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, electric fire, 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 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.

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

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



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