wards
estate agents

9 Rednall Close

Holme Hall, Chesterfield, S40 4YD

75% Shared ownership £80,000

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OVER 55'S TWO BEDROOM SEMI DETACHED BUNGALOW - 75% SHARED OWNERSHIP - CUL-DE-SAC POSITION - NO CHAIN

Tenure: 99 year Leasehold commenced 1/5/1988

This property is Leasehold and the combined rent/service charge is £183.69 per calendar month payable to The Guinness Housing Partnership, which covers window cleaning, exterior building maintenance, buildings insurance and grounds maintenance.

Offered for sale on a 75% shared ownership basis and subject to an Over 55's age restriction, is this delightful two bedroom semi detached bungalow sat in a corner position of this popular cul-de-sac.

The property offers easily managed and well appointed accommodation with gas central heating and uPVC double glazing. Internally does require some updating and includes living room, a fitted kitchen and shower room, together with two bedrooms. There are also communal gardens and parking.

Good sized rear garden plot

Conveniently placed for the shops and amenities on Wardgate Way and just a short distance from Holmebrook Valley Park, this property also enjoys good nearby bus and transport links into the Town Centre.

Additional Information

The property is subject to an Over 55 age restriction. Any prospective purchaser will be required to complete an application form and provide proof of age for the approval of the Guinness Partnership.

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Additional Information

Gas Central Heating-Ideal Elan Boiler
uPVC double glazed windows
Intercom Alarm System
Blinds and light fittings included in the sale
Gross Internal Floor Area- 47.9Sq.m/ 515.4Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area -Outwood Academy Newbold

Entrance Hall

12'8" x 3'2" (3.86m x 0.97m)

uPVC entrance door into the hallway.Access via a retractable ladder into the insulated loft space.

Reception Room

12'10" x 11'9" (3.91m x 3.58m)

A spacious living room with front aspect bay window.

Fitted Kitchen

9'9" x 7'6" (2.97m x 2.29m)

Comprises a range of base and wall units with complementary work surfaces, inset stainless steel sink with tiled splash backs. Space for washing machine, cooker and fridge. Side glazed uPVC door leads to the rear gardens. Ideal gas central heating boiler.

Rear Double Bedroom One

11'10" x 9'10 (3.61m x 3.00m)

Main double bedroom with rear aspect window which has views over the gardens.

Front Double Bedroom Two

9'10" x 7'5" (3.00m x 2.26m)

A second bedroom with front aspect window.

Shower Room

6'4" x 5'9" (1.93m x 1.75m)

Comprising a 3 piece suite which includes a shower cubicle with electric shower, low level WC and pedestal wash hand basin.

Outside

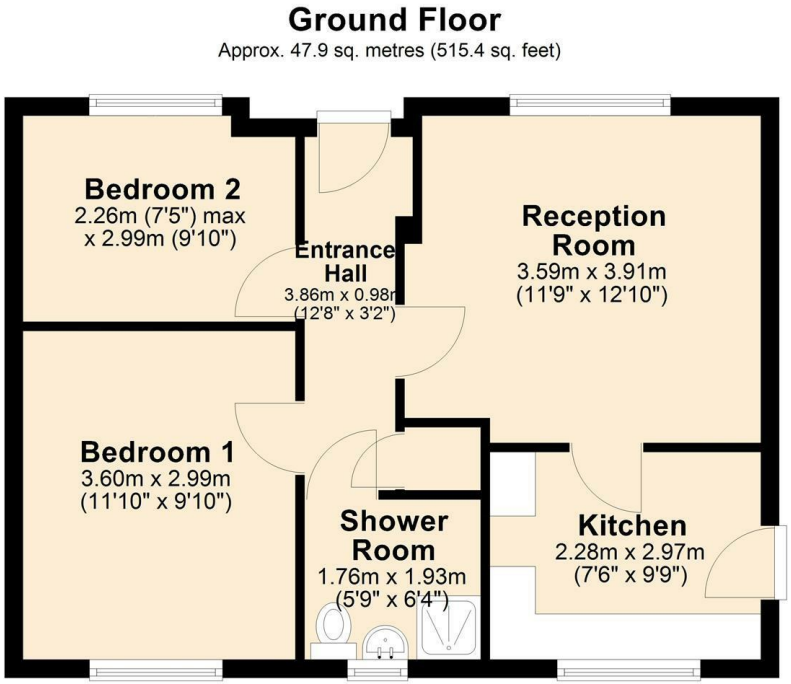
External store cupboard at the front entrance. Open plan front gardens. Front gated access t the rear gardens.

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.

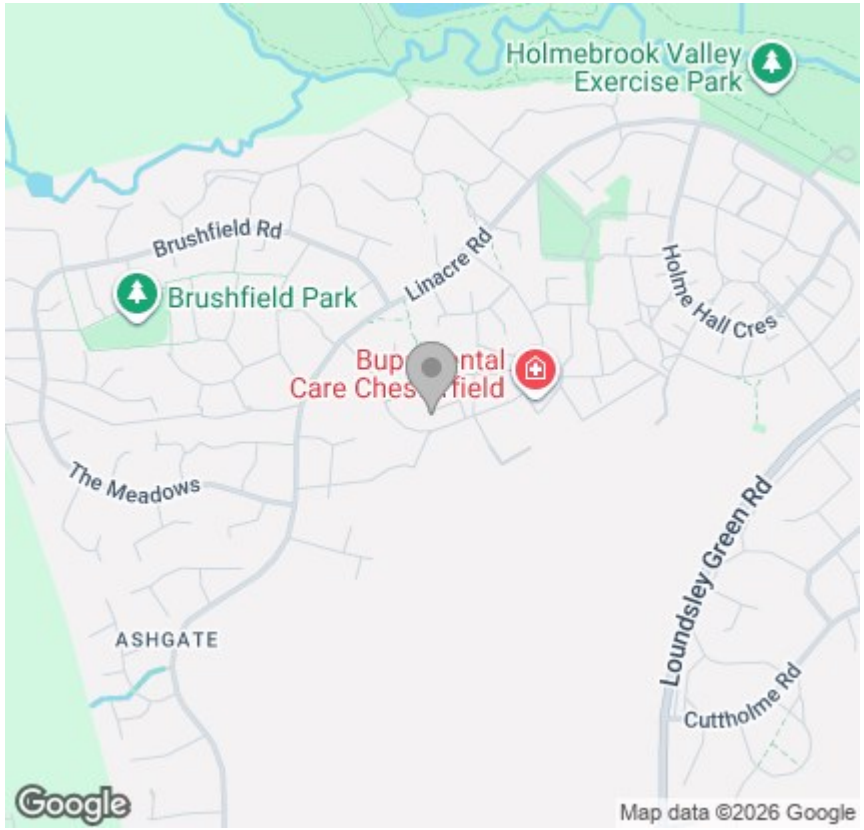
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 47.9 sq. metres (515.4 sq. feet)

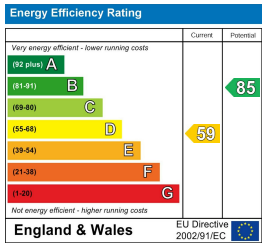
Area Map

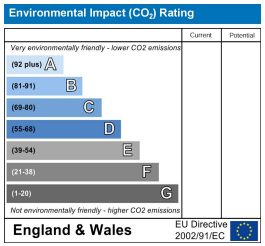


Viewing

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





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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