



Fixed Asking Price £205,000

- 2 Double bedrooms
- Still under NHBC warranty
- Ideal for first time buyers or investors
- Summer house
- Kitchen Diner
- Kitchen diner with integrated dishwasher, oven and hob
- Next to the Avenue washlands park
- Offered for sale with no chain
- Modern shower room
- Off street parking for 2 vehicles

31 Hornbeam Lane, Chesterfield S42 6FZ

2 1 1 B

Council Tax Band: B





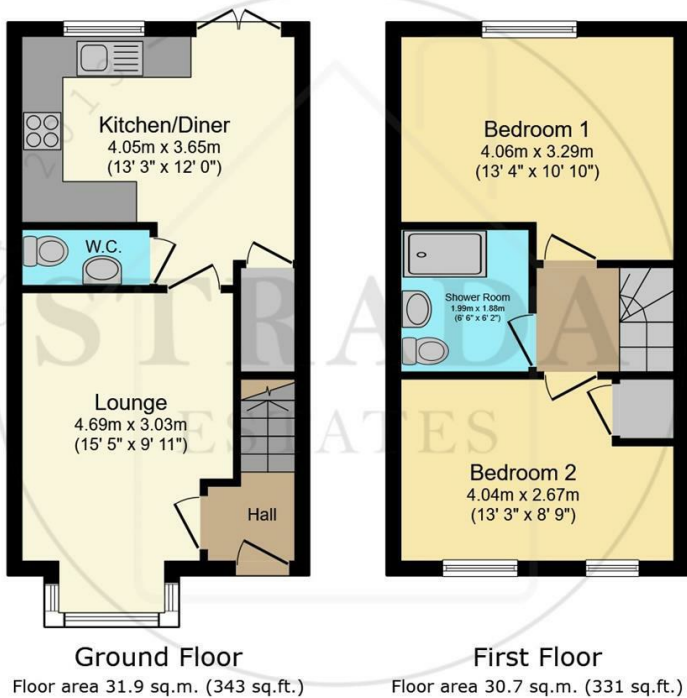
This modern two Bedroomed end terrace home is located in the popular area of Wingerworth. Wingerworth has an excellent range of local amenities, doctors surgery, great pubs/restaurants, a short distance to the Motorway networks, Chesterfield Town Centre, Clay Cross, Sheffield, Mansfield, regular public transport links, nearby train station and walking distance to the local pub The Hunloke Arms.

Externally the property has off street parking for 2 vehicles. The enclosed rear garden, accessible by the side entrance has a seating area, lawn and summer house/bar complete with light and electricity. Inside the property the hallway gives access to the lounge to the front and the stairs up to the 1st floor. There is a downstairs WC off the lounge and a dining kitchen to the rear. The kitchen has modern cabinets and worktops, integrated oven, hob and dishwasher with space for a washing machine and fridge freezer. The dining area has French doors leading out to the rear garden.

On the 1st floor there is a modern shower room with tiles a walk-in shower and a white suite. The master bedroom is located to the rear of the property and there is a second double bedroom to the front with a cupboard for storage. The property is well maintained and presented throughout and benefits from still being under the NHBC warranty. the property is an EPC 83 meaning it will be efficient to run, has gas central heating and double glazing throughout. The property tenure is freehold and is in council tax band B.







Total floor area: 62.6 sq.m. (674 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

Viewings by arrangement only. Call 01246 276 276 to make an appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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	