



## 13 New Station Road, Bolsover, Chesterfield, S44 6JB

Offers Around £194,950

- Semi detached house
- Lounge
- Three bedrooms
- NO Chain!
- Convenient location
- Dining room
- Bathroom
- Well presented throughout
- Fitted kitchen
- Gardens, drive way & garage

# 13 New Station Road, Chesterfield S44 6JB

Offered to the market with NO Upward Chain, is this well presented THREE bedroom Semi Detached House!

Ideally located on the popular New Station Road in Bolsover, which provides convenient access to a good range of local amenities, schools and transport links.

The property opens into an entrance hall, leading to two spacious reception rooms, which offer flexible living and also fitted kitchen. To the first floor are Three well proportioned bedrooms and a family bathroom.

To the outside, the property benefits from a driveway providing off road parking and access to a garage and gardens to both the front and rear.

Ideal for first time buyers and families and an early viewing is highly recommended!

Total floor area; 98.5 Sq.M / 1061 Sq.Ft



Council Tax Band: A



### Entrance Hall

### Lounge

12'10" x 11'7"

### Dining Room

12'6" x 11'7"

### Kitchen

10'11" x 5'8"

### First Floor

### Bedroom

12'10" x 11'2"

### Bedroom

12'6" x 11'3"

### Bedroom

7'9" x 6'4"

### Bathroom

10'11" x 6'3"

### AML

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers, which are essential to our Customer Due Diligence obligations, which must be done

before any property can be marked as sold subject to contract. These rules are set by law and enforced by trading standards.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

### The Consumer Protection (Amendment) Regulations 20

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

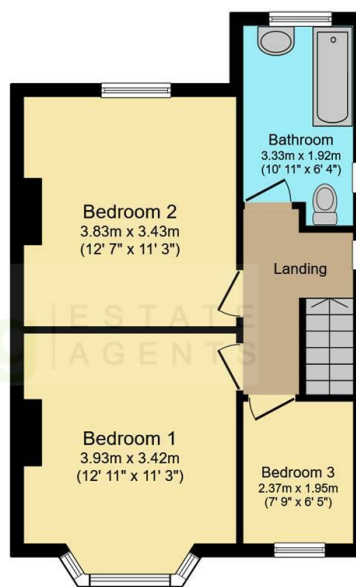
Prospective purchasers are advised to make their own inquiries and investigations before making an offer.





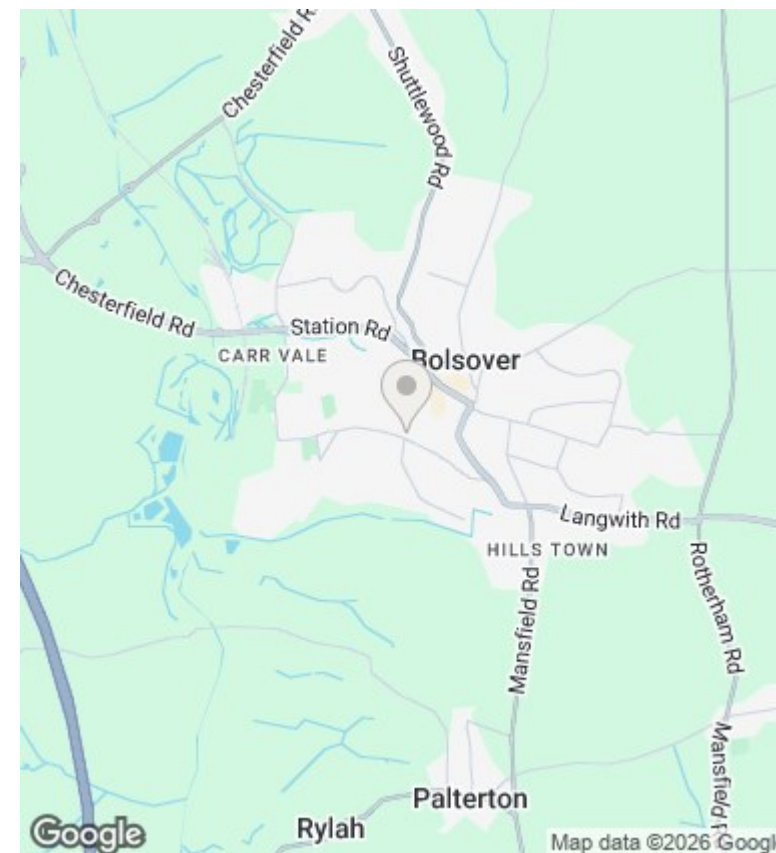






Total floor area: 98.5 sq.m. (1,061 sq.ft.)

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



## Directions

## Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

## Council Tax Band

A

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>		76
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		