



9 Hammonds Court, Wirksworth - DE4 4DN
£150,000



9 HAMMONDS COURT

Wirksworth, Matlock

Just off the centre of this popular and thriving town of Wirksworth, this attractive one bedroom character cottage is now being offered For Sale. This home, whilst requiring a scheme of modernisation and improvement, benefits from central heating and no upward chain. The accommodation comprises; living room, kitchen, utility area and a ground floor bathroom with a separate WC. On the first floor we have a good sized bedroom. Outside there is a cottage foregarden. Whilst there is no allocated parking available with this home, on street parking is available nearby on a first-come-first served basis and in the various car parks around the town, accessible via the Resident's Permit. Viewing Highly Recommended. Virtual Tour Available.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating:

- One Bedroom Character Cottage
- Located In The Heart Of Wirksworth
- Requires A Scheme of Modernisation
- Enclosed Cottage Foregarden
- Electric Central Heating System With Pressurised Tank
- Viewing Highly Recommended
- Virtual Tour Available
- Offered With No Upward Chain





Living Room

14' 3" x 10' 6" (4.34m x 3.20m)

A welcoming reception room with front-aspect, multi-paned windows overlooking the front garden. There is a built-in cupboard housing the gas and electricity meters and a useful understairs cupboard which provides useful household storage. There are TV and BT points, matching wall lights and an open fireplace with an attractive Adam's style wooden surround. A cottage door opens to reveal the stairs to the first floor and another door and leads through to the

Utility Area

4' 11" x 3' 11" (1.51m x 1.19m)

With space and plumbing for a washing machine, tumble dryer or under-counter fridge and worktop over. A step leads up to the

Kitchen

8' 11" x 6' 9" (2.73m x 2.05m)

With a traditional range of wall, base and drawer units with worktop over and inset stainless steel sink. There is a side aspect, multi-paned window and space and connection for an electric cooker. A door leads through to the

Bathroom

6' 10" x 5' 6" (2.08m x 1.67m)

With a two piece suite comprising of a panelled bath and a pedestal sink. There is a side aspect, multi-paned window. A door leads through to the

WC

6' 9" x 4' 1" (2.05m x 1.24m)

With a low flush WC and a door that leads through to the

Boiler Room

5' 4" x 2' 6" (1.63m x 0.75m)

Here we find the set up for the electric powered central heating system. The "Heatrae Sadia system" is a type of high-performance water heating system with a separate pressurised, hot water cylinder.

First Floor

The staircase from the living room arrives directly into

Bedroom

14' 0" x 9' 6" (4.26m x 2.90m)



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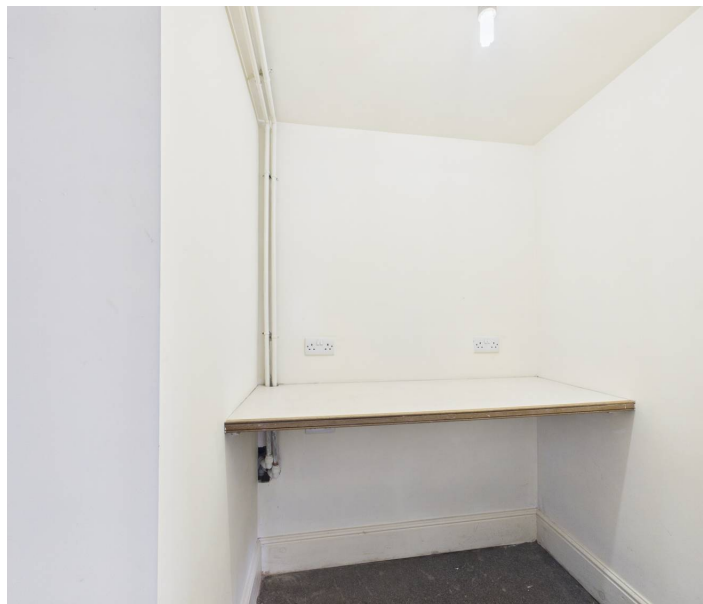
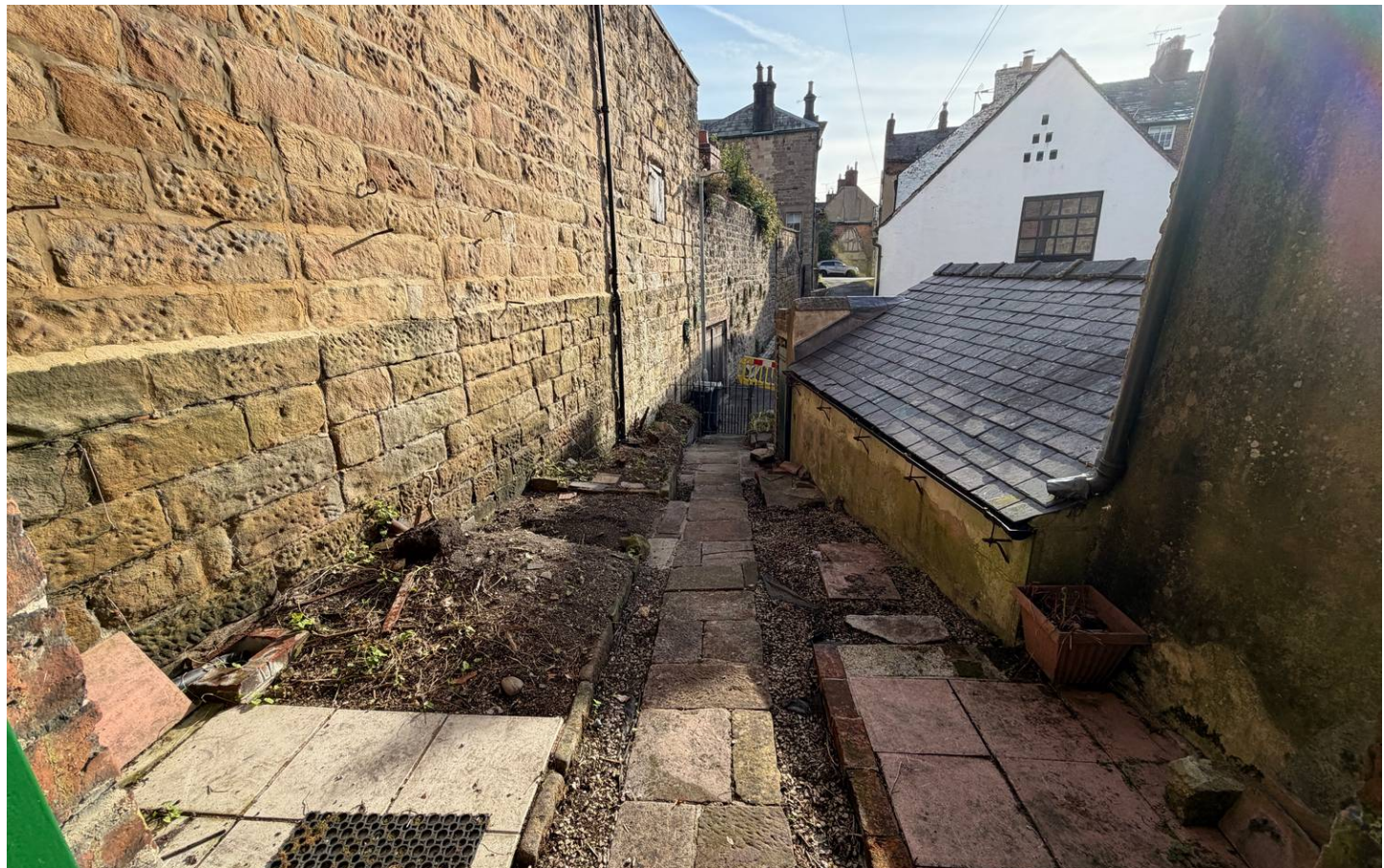
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A light and airy bedroom with stripped pine wooden flooring and an open vaulted ceiling with exposed timber purlins. There is a built in



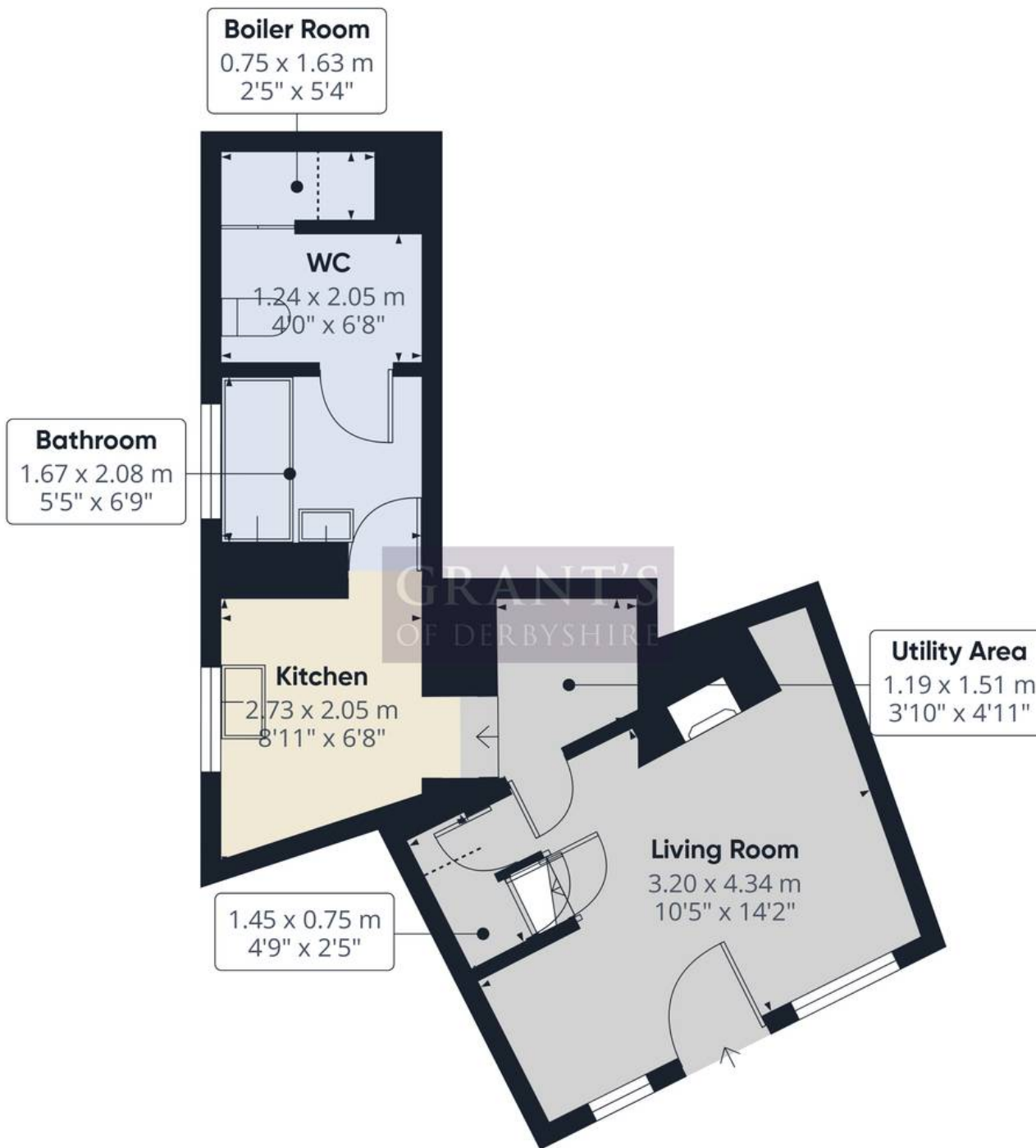


GARDEN

Entered via the wrought iron gate, stone steps lead up through the centre of this cottage garden which is fully enclosed and offers huge potential for those with green fingers! There is a brick-built former outhouse which provides additional storage for garden equipment etc.

ON STREET





Approximate total area⁽¹⁾

28.4 m²
306 ft²

Reduced headroom

1.1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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