

REDUCED



Bolsover Hill, Bolsover, Derbyshire S44 6BG

Auction £190,000 - Freehold 29, Market Street, South Normanton, Alfreton, DE55 2AA 01773475129 Property@j28salesandlettings.co.uk



PROPERTY SUMMARY

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £205,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Discover this charming three-bedroom detached house in the heart of Bolsover, perfectly positioned adjacent to the historical Bolsover Castle. Boasting three generously sized double bedrooms and a spacious front-to-rear lounge, this home offers ample living space for family and entertaining. The inviting sun room at the rear provides a bright and relaxing area to unwind while enjoying views of the garden. Practicality is ensured with a garage and off-road parking, providing convenience and security for your vehicles. This delightful property combines comfortable living with a prime location steeped in history, making it an ideal choice for those seeking a peaceful yet well-connected home in a unique setting.

POINTS OF INTEREST

- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Three Bed Detached House
- Spacious Front To Rear Lounge.
- Sun Room To Rear
- Three Double Bedrooms
- Garage & Off Road Parking
- Adjacent To The Historical Bolsover Castle



ROOM DESCRIPTIONS

Entrance

Accessed from the front elevation via a glazed uPVC door. With marble tiled flooring, decorative ceiling light, door to kitchen, open access to lounge/diner and stairs to first floor.

Lounge/Diner

With marble tiled flooring, dual radiators, twin decorative ceiling lights and patio doors leading to sun room.

Sun Room

Fully glazed, with laminate flooring, radiator, and doors leading to the patio area.

Kitchen

Fitted with wall and base units having roll edge work surfaces incorporating a stainless steel one and a half sinker/drainers with mixer tap. With marble tiled flooring, chrome effect towel rail, adjustable spotlights to ceiling, uPVC window to rear elevation and part glazed door leading to internal hallway. Space and plumbing for washing machine.

Internal Hallway

With cushioned vinyl flooring, pendant lighting and doors giving access to the front and rear elevations. Benefitting from additional space and plumbing for washing machine.

Downstairs WC

Fitted with a white low flush WC. With exposed painted white brick walls, pendant lighting and obscure uPVC window to rear elevation.

Stairs & Landing

With exposed floorboards, radiator, pendant lighting and uPVC window to side elevation. Doors leading to all upstairs rooms and access to loft.

Master Bedroom

With exposed floorboards, radiator, pendant lighting and uPVC window to front elevation. Benefitting from built in wardrobes providing additional storage.

Bedroom Two

With exposed floorboards, radiator, pendant lighting and uPVC window to rear elevation. Benefitting from built in wardrobes providing additional storage.

Bedroom Three

With exposed floorboards, radiator, pendant lighting and uPVC window to front elevation. Benefitting from built in wardrobes providing additional storage.

Bathroom

Fitted with a white three piece suite comprising a low flush WC, hand wash basin and panel bath having mains fed shower over with glass screen. With laminate flooring, part tiled walls, chrome effect towel rail, ceiling light and obscure window to rear elevation. Benefitting from a built in cupboard providing additional storage.

Garage

With power, lighting, up and over door to front, uPVC window to rear and uPVC French doors to side elevation.

Outside

To the front of the property there is a block paved driveway that provides ample parking and gains access to the garage and main entrance to the house. The side of the property is mainly laid to lawn with a hedged border and mature shrubs. There is a patio area providing extra seating. The rear of the property is low maintenance slabs with steps leading to the sun room.

MATERIAL INFORMATION

Council Tax: Band C

Council Tax: Rate £1,700.00

Parking Types: Driveway.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: None.

Building Safety

None

Mobile Signal

4G great data and voice

Construction Type

Floor: Solid, no insulation (assumed)

Roof: Pitched, 200 mm loft insulation

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in 22% of fixed outlets

Existing Planning Permission

No

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

EPC Rating: D (57)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



