



£155,000

New Street, Hilcote DE55 5HU

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- A Traditional Semi Detached House
- Generous Plot With Ample Off Road Parking
- Scope For Extension(Subject To Planning Consent)
- Porch, Hallway And Cloakroom/WC
- Lounge And Dining Kitchen
- Three Bedrooms And A Bathroom
- In Need Of Some Modernisation/Upgrade
- No Chain/Vacant Possession

Property Description

PUBLIC NOTICE - We are acting in the sale of the above property and have received an offer of £150,000. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contract takes place. The Energy Performance Rating is D

Main Particulars

A traditional Semi Detached house with character, located in Hilcote and enjoying a generous plot with ample off road parking and scope to extend(subject to the necessary planning consent). The house requires some modernisation and upgrade and is offered with No Chain/Vacant Possession.

Accommodation over three floors comprises: Entrance Porch, Hall, Lounge, Dining Kitchen, Rear Porch and Cloakroom/WC. Three Bedrooms and a Bathroom.

Viewing essential to appreciate potential.

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Entrance Porch

Having a door providing access to the front.

Entrance Hallway

Having a UPVC double glazed entrance door and stairs lead off to the first floor

Lounge

13'8 x 9'9 (4.17m x 2.97m)

Having a feature brick fireplace with tiled hearth housing a gas fire. There is a central heating radiator and two UPVC double glazed windows.

Dining Kitchen

13'8 x 13' (4.18m x 3.99m)

Appointed with a range of base cupboard, drawers and eye level units with a wood grain effect work surface over incorporating a sink/drainage unit with mixer tap. There is an integrated oven, gas hob and extractor fan. A walk in pantry provides excellent storage space. There is a central heating radiator and UPVC double glazed windows to the side and rear.

Rear Hallway

Having a UPVC double glazed door providing access.

Downstairs WC

Having a low flush WC, a wall mounted wash hand basin, a radiator and a double glazed window to the rear.

First Floor

Landing

Having stairs off to the second floor.

Bedroom One

13'7 x 9'10 (4.15m x 3.01m)

Having a central heating radiator and a UPVC double glazed window to the front. An over stairs cupboard provides excellent storage space and houses the boiler.

Bedroom Two

10'1 x 8'5 (3.08m x 2.58m)

With a central heating radiator and a UPVC double glazed window.

Bathroom

9'0 x 4'11 (2.74m x 1.51m)

Appointed with a three-piece white suite comprising a paneled bath with shower over, a pedestal hand basin and a low flush WC with tiling to splash back areas. There is a central heating radiator, a wall mounted bathroom cabinet and a UPVC double glazed window

Bedroom Three

13'7 x 8'4 (4.16m x 2.54m)

On the second floor Bedroom Three has double glazed windows to the front and side elevation and a central heating radiator

Outside

To the front of the property there is a gate providing access to the house and garden. There is a wall to the front and double gates which provide access to a parking area which provides off street parking for several cars.

Having a detached outbuilding which provides excellent storage space and a lawned garden beyond.

Council Tax

We understand that the property currently falls within council tax band A, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-

operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

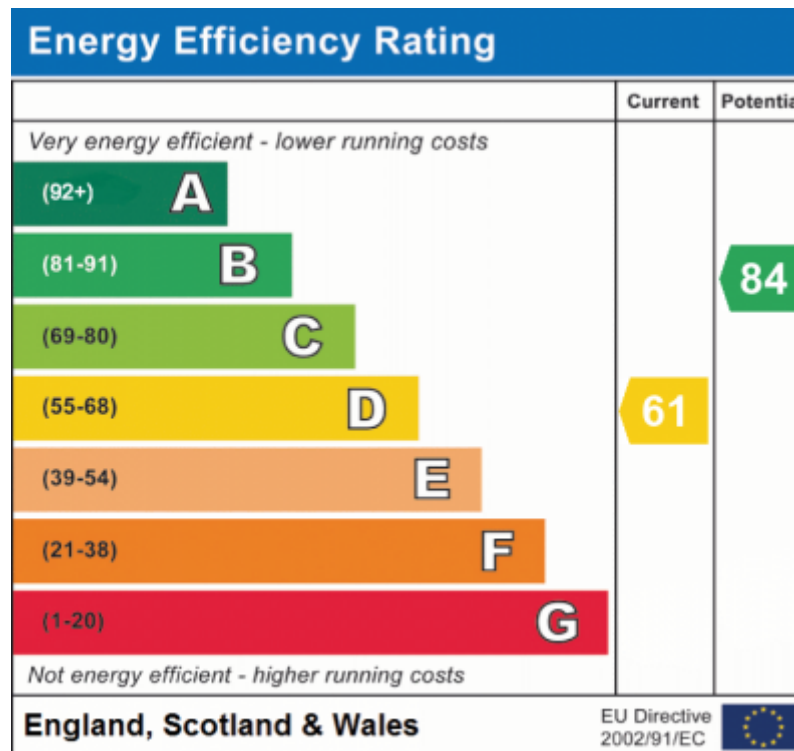
6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



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