



£115,000

Larchdale Close, South Normanton DE55 3NZ

Town House | 1 Bedroom | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

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Key Features

- Perfect First Home
- Investment Opportunity
- Perfect For Access to A38 & M1
- Popular Broadmeadows Estate
- Vacant Possession
- No Upward Chain

Property Description

Derbyshire Properties are pleased to offer this one bedroom town house to the market. Available to purchase with vacant possession and no upward chain, we recommend an early internal inspection to avoid disappointment.

Main Particulars

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Internally, the home briefly comprises; Breakfast kitchen with pantry storage & Living Area to the ground floor with one double bedroom and a well appointed shower room to the first floor. Externally, the property benefits from private sizeable garden to the rear which is laid to lawn. Timber fencing secures the space making it ideal for those with pets and young children. The property is situated to the peak of peaceful cul de sac whilst remaining perfectly situated for access to A38 and M1 transport links.

Council Tax Band

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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