

Marketing Preview



10 Ringer Lane, Clowne, Chesterfield, S43 4DA

£130,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



****GUIDE PRICE £130,000 - £140,000**** A unique opportunity to purchase this two bedroom semi-detached property. Offering a modern kitchen and bathroom, driveway and a garage. Close to schools and village amenities. Road links to Chesterfield and the M1 Motorway. Perfect for first time buyers!

SUMMARY

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HALLWAY

Enter via a uPVC door into the hallway with neutral decor and carpeted flooring. Ceiling light, radiator and stair rise to the first floor. Door to the lounge.

LOUNGE 9'7" x 14'9"

Having painted walls, laminate flooring and an under stairs storage cupboard. Ceiling light, radiator and window to the front. Door to the kitchen/diner.

KITCHEN/DINER 12'10" x 9'3"

Fitted with shaker style wall and base units, solid wood worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Gas hob and extractor fan. Under counter space for a washing machine. Two ceiling lights, radiator and window to the rear. Cupboard housing the boiler, laminate flooring and uPVC door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, access to the loft and doors to the two bedrooms and bathroom

BEDROOM ONE 9'10" x 13'5"

A large double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the front. Over stairs storage cupboard and wardrobes.

BEDROOM TWO 7'10" x 7'4"

A single bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

BATHROOM 4'11" x 10'5"

A modern bathroom having a shaped bath with an overhead and handheld shower, pedestal sink and close coupled WC. Spotlighting, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

OUTSIDE

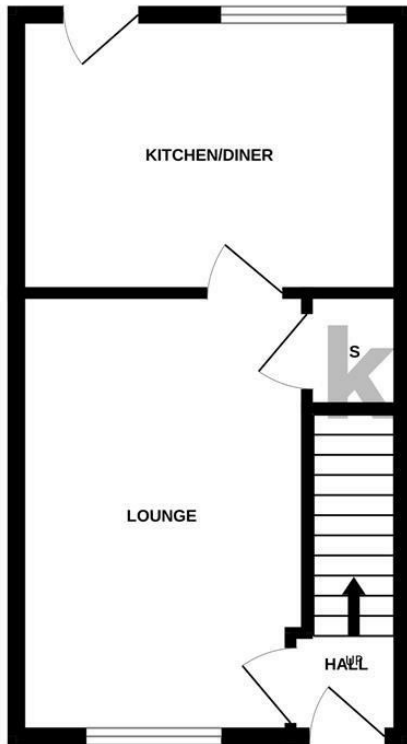
To the front of the property is fencing to the boundary and a path to the front door.

To the rear of the property is a patio and pebbled garden. Double driveway to the rear and access to the garage with power and lighting which is accessed via Ringer Way.

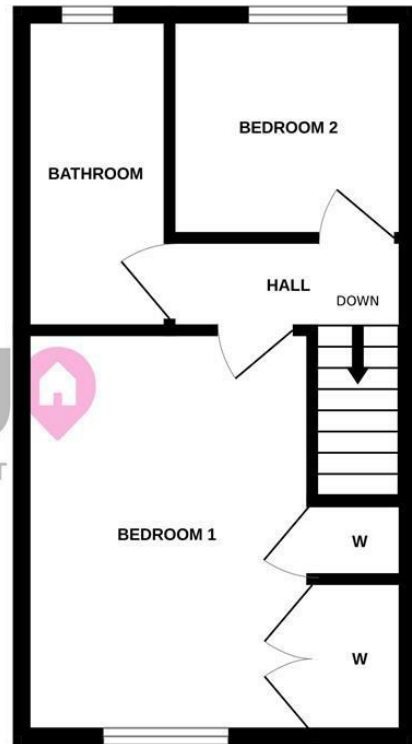
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - BOLSOVER CITY COUNCIL

GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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