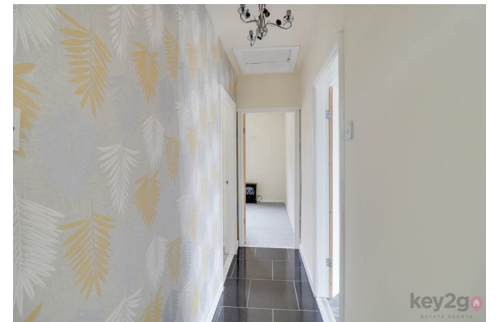


## Marketing Preview



**20 Occupation Close, Barlborough, Chesterfield, S43 4HS**

**£140,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms null**





## SUMMARY

CHAIN FREE!! Call our sales team to arrange your viewing on this well presented throughout two double bedroomed semi-detached bungalow. Benefiting from modern kitchen and bathroom, off road parking and private enclosed rear garden. Close to great local amenities and excellent road links to M1 Motorway. Ideal for downsizes.

Entry via porch with UPVC door into kitchen with wall and base units and integrated oven, gas hob and space for appliances. Door to open and spacious lounge with feature fireplace, storage and space for dining table. Sliding patio doors with access to the rear and door to hallway which leads to two double bedrooms and modern bathroom comprising of bath with electric shower, sink with storage and WC.

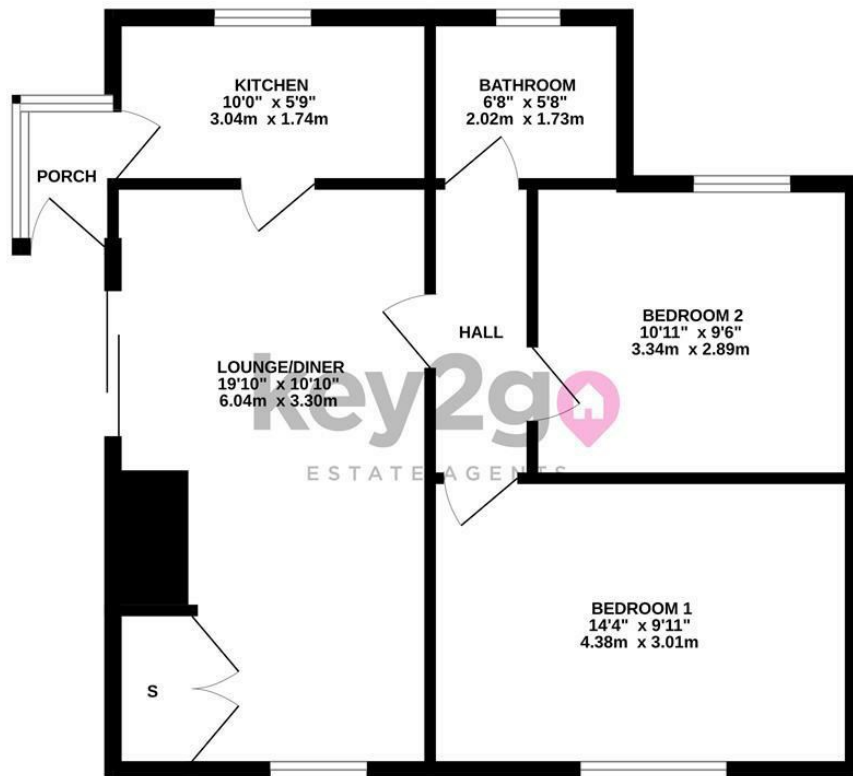
## OUTSIDE

On a good sized enclosed plot with lawn, space for one car and fence surrounding.

## PROPERTY DETAILS

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

## GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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