



5 Rednall Close,  
Holme Hall S40 4YD

£125,000



WILKINS VARDY

# £125,000

OVER 55'S BUNGALOW - CUL-DE-SAC POSITION - MODERN KITCHEN & BATHROOM - NO CHAIN

Offered for sale with no chain and subject to an Over 55's age restriction, is this delightful semi detached bungalow which occupies a popular cul-de-sac. The property offers easily managed and well appointed accommodation, which includes a bay fronted living room, a modern fitted kitchen and shower room, together with two bedrooms. There are also communal gardens and parking.

Conveniently placed for the shops and amenities on Wardgate Way and just a short distance from Holmebrook Valley Park, this property also enjoys good nearby transport links into the Town Centre.

- SEMI DETACHED BUNGALOW SAT IN A CUL-DE-SAC POSITION
- OVER 55's AGE RESTRICTION
- GOOD SIZED BAY FRONTED LIVING ROOM
- MODERN KITCHEN & SHOWER ROOM
- TWO BEDROOMS
- CAR STANDING SPACE
- COMMUNAL GARDENS
- NO CHAIN
- EPC RATING: C

## General

Gas central heating (Worcester Boiler)  
Mahogany effect uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 45.3 sq.m./487 sq.ft.  
Council Tax Band - A  
Tenure - Leasehold  
Secondary School Catchment Area - Outwood Academy Newbold

A uPVC double glazed front entrance door opens into a ...

## Entrance Hall

Having a built-in airing cupboard.

## Living Room

12'10 x 11'6 (3.91m x 3.51m)

A good sized bay fronted reception room having a feature fireplace with wood surround, marble inset and hearth, and an inset coal effect electric fire.

## Kitchen

9'10 x 7'5 (3.00m x 2.26m)

Fitted with a range of modern white gloss base and drawer units with complementary work surfaces and upstands.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated eye level electric oven and hob.  
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.  
Laminate flooring.  
A uPVC double glazed door gives access onto the side of the property.

## Shower Room

6'4 x 5'9 (1.93m x 1.75m)

Being fully tiled and fitted with a modern 3-piece suite comprising a shower enclosure with mixer shower, semi recessed hand wash basin with vanity unit below, and a concealed cistern WC.  
Vertical heated towel rail.  
Tiled floor.

## Bedroom One

11'9 x 9'9 (3.58m x 2.97m)

A good sized rear facing double bedroom.

## Bedroom Two

9'9 x 7'6 (2.97m x 2.29m)

A front facing single bedroom.

## Outside

To the front of the property there is a small lawned garden and a driveway providing off street parking. There is also an external store by the front entrance door.

A paved path leads down the side of the property to a small paved seating area.

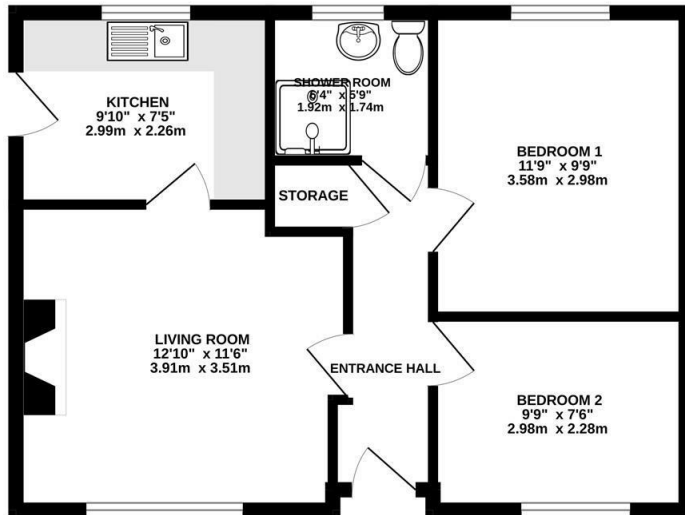
There are also communal gardens and communal parking bays.

## 100% Share for Sale

This property is currently owned on a shared ownership basis with The Guinness Partnership. However, we understand that The Guinness Partnership are willing to sell their share and therefore the full 100% share is available at the provided asking price.



GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
England & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
		EU Directive 2002/91/EC

TOTAL FLOOR AREA: 487 sq ft. (45.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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.  
Made with Memphis 12020



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

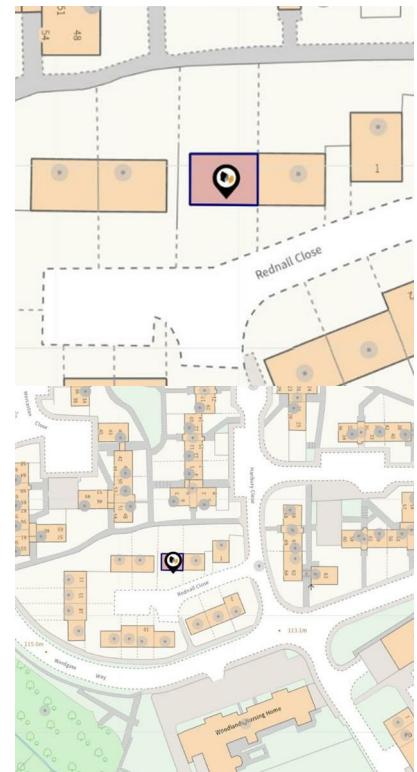
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



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