



134 New Bolsover,
Bolsover, S44 6QA

GUIDE PRICE

£140,000

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WILKINS VARDY

GUIDE PRICE

£140,000

GUIDE PRICE: £130,000 TO £140,000 - THREE STOREY GRADE II LISTED TERRACED HOUSE - READY TO MOVE INTO!

Offered for sale with no upward chain is this characterful three storey end terraced house which offers an impressive 1067 sq.ft. of neutrally presented and well proportioned accommodation - you just need to move your furniture in!

Upon entering, you are welcomed into a generous reception room, which in turn leads through into the kitchen which has integrated cooking appliances. The layout of the house is thoughtfully designed, ensuring that every corner is utilised effectively. The property also boasts three good sized bedrooms and a well appointed bathroom. Outside, there is an enclosed low maintenance south facing rear garden.

The property is well placed for accessing the various amenities in Bolsover, including access to the nearby Bolsover Castle and for routes into Chesterfield and towards the M1 Motorway.

- GUIDE PRICE: £130,000 TO £140,000
- GRADE II LISTED PROPERTY IN BOLSOVER CONSERVATION AREA
- KITCHEN WITH INTEGRATED COOKING APPLIANCES
- FAMILY BATHROOM
- VIEWS ACROSS PLAY AREA TO THE FRONT
- THREE STOREY END TERRACED HOUSE
- GENEROUS LIVING ROOM
- THREE GOOD SIZED BEDROOMS
- LOW MAINTENANCE SOUTH FACING REAR GARDEN
- READY TO MOVE INTO! - NO CHAIN

General

Gas central heating (Baxi Duotec 28 HEA Combi Boiler)
Timber framed sealed unit double glazed windows
New floor coverings throughout
Timber doors
Gross internal floor area - 99.1 sq.m./1067 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - The Bolsover School

On the Ground Floor

A timber front entrance door opens into a ...

Living Room

15'0 x 13'11 (4.57m x 4.24m)
A good sized front facing reception room, spanning the full width of the property and having a feature fireplace with an inset pebble bed electric fire.

Centre Lobby

With staircase rising to the First Floor accommodation.

Kitchen

15'0 x 13'4 (4.57m x 4.06m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap and filtered water tap.
Integrated appliances to include an electric oven and hob.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Chimney breast recess with fitted shelving.
Built-in under stair storage cupboard.
Vinyl flooring.
Wooden framed and glazed door which opens to the rear of the property.

On the First Floor

Landing

With staircase rising to the Second Floor accommodation.

Bedroom Two

15'1 x 11'3 (4.60m x 3.43m)
A good sized front facing double bedroom, spanning the full width of the property and having an original feature cast iron fireplace.

Bedroom Three

9'7 x 9'5 (2.92m x 2.87m)
A good sized single bedroom having a built-in cupboard housing the gas boiler.

Family Bathroom

9'5 x 5'1 (2.87m x 1.55m)
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer tap, pedestal wash hand basin and a low flush WC.
Chrome heated towel rail.
Tiled floor.

On the Second Floor

Bedroom One

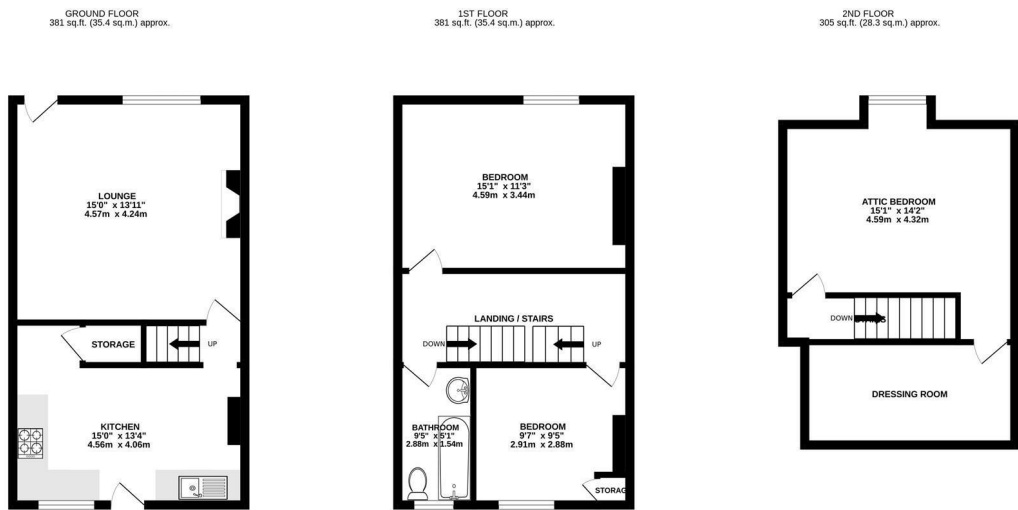
15'1 x 14'2 (4.60m x 4.32m)
A spacious front facing double bedroom with a door to a walk-in wardrobe/dressing/storage area.

Outside

There is a low maintenance chipped bark forecourt garden with low level picket fencing. On street parking is available in the area.

To the rear of the property there is an enclosed low maintenance south facing garden which comprises of a paved patio, decorative gravel bed, hardstanding area with a garden shed and a bed of plants and shrubs. A gate gives access onto a public footpath.

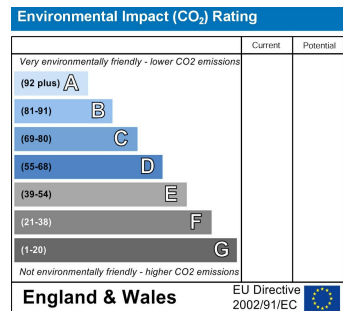
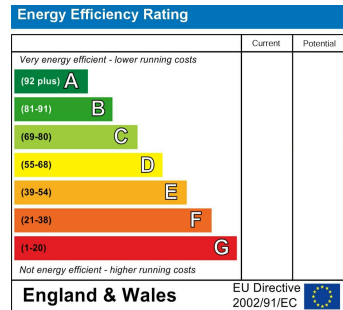




TOTAL FLOOR AREA: 1067 sq.ft. (99.1 sq.m.) approx.

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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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.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

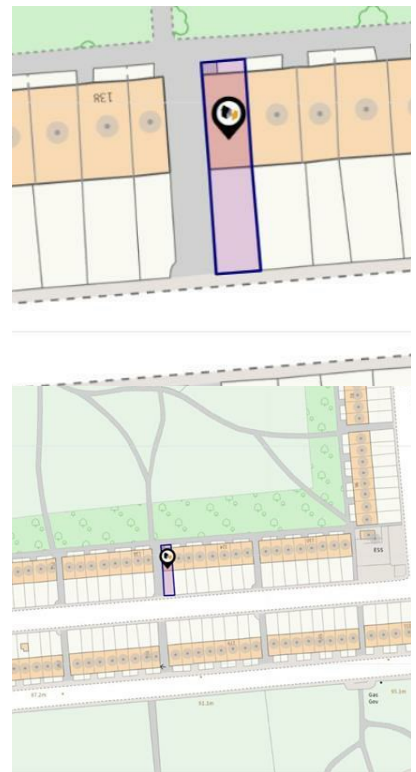
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover 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 Consultants.



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