



46 Worcester Close,
Clay Cross, S45 9FB

£119,950

W
WILKINS VARDY

£119,950

IDEAL STARTER HOME - READY TO MOVE INTO!

Located at the head of a cul-de-sac, is this immaculately presented two double bedroomed mid town house, offering 610 sq.ft. of well ordered and easily managed accommodation, including a generous living room with French doors opening onto an attractive low maintenance garden.

The property which also benefits from off street parking, is conveniently situated for local schools, shops and amenities and easily accessible for commuter links into Chesterfield and Alfreton.

- Mid Town House
- Cloaks/WC
- Generous Living Room
- Family Bathroom
- Off Street Parking
- Cul-de-Sac Position
- Fitted Kitchen
- Two Double Bedrooms
- Low Maintenance Gardens
- EPC Rating: C

General

Gas central heating (Potterton promax HE Boiler)
uPVC sealed unit double glazed windows
Gross internal floor area - 56.7 sq.m./610 sq.ft.
Council Tax Band - B
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A composite entrance door opens into the ...

Entrance Hall

Fitted with laminate flooring and having a staircase rising to the First Floor accommodation.

Cloaks/WC

Fitted with a white 2-piece suite comprising of a low flush WC and corner pedestal wash hand basin with tiled splashback.
Laminate flooring.

Kitchen

10'10 x 5'4 (3.30m x 1.63m)
Being part tiled and fitted with a range of beech wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated electric oven and 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for an automatic washing machine, and there is space for a fridge/freezer.
Laminate flooring.

Living Room

14'2 x 12'3 (4.32m x 3.73m)
A generous reception room, spanning the full width of the property, fitted with laminate flooring and having French doors which overlook and open onto the rear garden.
This room also has a door giving access to a useful under stair store.

On the First Floor

Landing

Bedroom One

12'3 x 9'8 (3.73m x 2.95m)
A good sized front facing double bedroom, fitted with laminate flooring and having a range of fitted wardrobes with sliding mirror doors.
There is also a built-in airing cupboard housing the hot water cylinder.

Bedroom Two

12'3 x 8'8 (3.73m x 2.64m)
A good sized rear facing double bedroom, having a range of fitted wardrobes with sliding doors.
This room also has the loft access hatch.

Family Bathroom

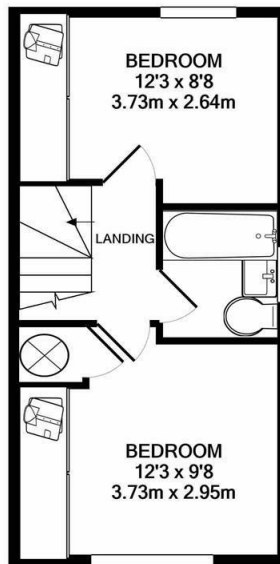
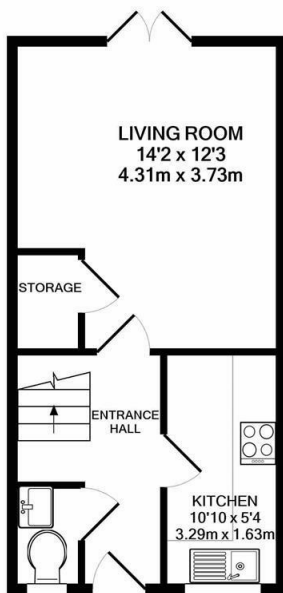
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and low flush WC.
Laminate flooring.

Outside

To the front of the property there is a tandem tarmac drive providing off street parking for two cars. There are also two low maintenance slate beds and a paved path leading up to the front entrance door.

The enclosed rear garden comprises of a paved patio, pebbled garden with circular paved seating area and a hardstanding area with garden shed.



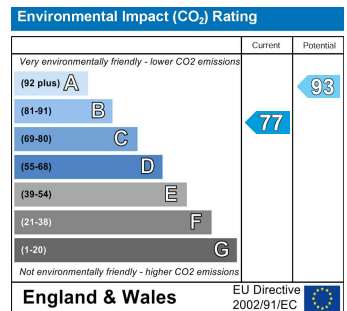
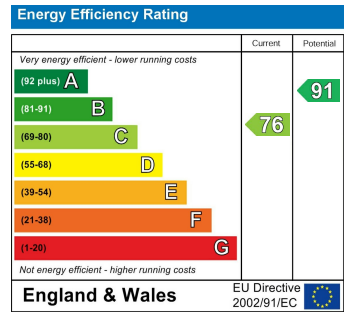


GROUND FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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RICS



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, kitchen appliances, shower unit, 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.

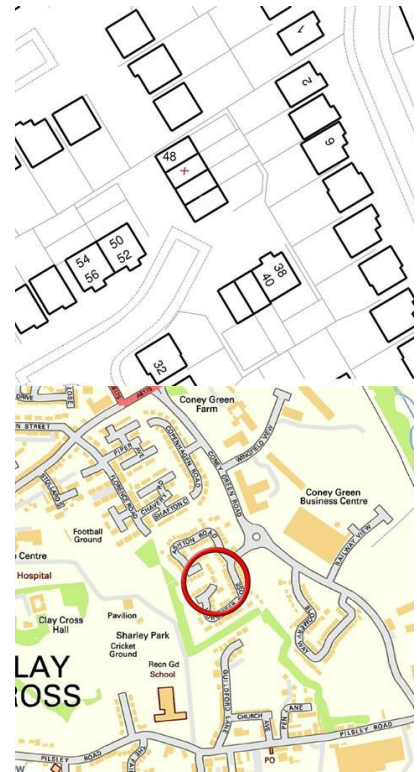
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall 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.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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