



57 Bainbridge Road,  
Bolsover S44 6UD

OFFERS IN THE REGION OF

£165,000

W  
WILKINS VARDY

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# £165,000

DETACHED BUNGALOW REQUIRING MODERNISATION/REFURBISHMENT - NO UPWARD CHAIN - AMPLE OFF STREET PARKING

Offered for sale with no upward chain is this delightful detached bungalow which requires a scheme of modernisation/refurbishment to create a lovely home. Offering generously proportioned and easily managed accommodation, the property benefits from a spacious living room with siding patio door opening onto the south west facing rear garden, an 'L' shaped kitchen, two double bedrooms and a bathroom/WC. Parking for several vehicles is also provided.

Bainbridge Road is located in a desirable residential area, well placed for accessing the various amenities in Bolsover Town Centre and ideally situated for transport links towards Chesterfield and Mansfield, and for the M1 Motorway, J29A.

- Delightful Detached Bungalow
- Requiring a scheme of Modernisation/Refurbishment
- Spacious Living Room
- 'L' Shaped Kitchen
- Two Double Bedrooms
- Bathroom/WC
- Ample Off Street Parking
- Attractive Lawned Gardens to the Front and Rear
- NO UPWARD CHAIN
- EPC Rating: D

#### General

Gas central heating (Worcester Combi Boiler)  
Aluminium framed sealed unit double glazed windows  
Gross internal floor area - 55.7 sq.m./599 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - The Bolsover School

A side entrance door opens into a ...

#### Entrance Hall

**Bedroom Two**  
10'3 x 9'1 (3.12m x 2.77m)  
A front facing double bedroom.

**Bedroom One**  
13'5 x 10'1 (4.09m x 3.07m)  
A good sized front facing double bedroom.

**Lounge/Diner**  
16'1 x 11'0 (4.90m x 3.35m)  
A spacious reception room having a sliding patio door which overlooks and opens onto the rear garden.

**Kitchen**  
12'1 x 9'4 (3.68m x 2.84m)  
Fitted with a basic range of wall, drawer and base units with work surfaces over.  
Single drainer stainless steel sink.  
Space and plumbing is provided for a washing machine, and there is also space for additional appliances.  
Two built-in cupboards, one of which houses the gas boiler.

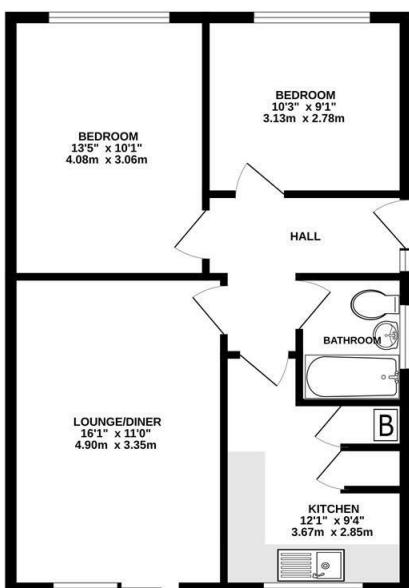
**Bathroom**  
Being part tiled and fitted with a 3-piece suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

**Outside**  
To the front of the property there is an attractive lawned garden with planted side borders. A concrete driveway provides ample off street parking.

To the rear of the property there is a south west facing garden comprising of a paved patio and a lawn with central bed and side borders. There is also a hardstanding area with a garden shed.



GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>			67
(55-68) <b>D</b>			
(39-54) <b>E</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	

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

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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.

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, 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.

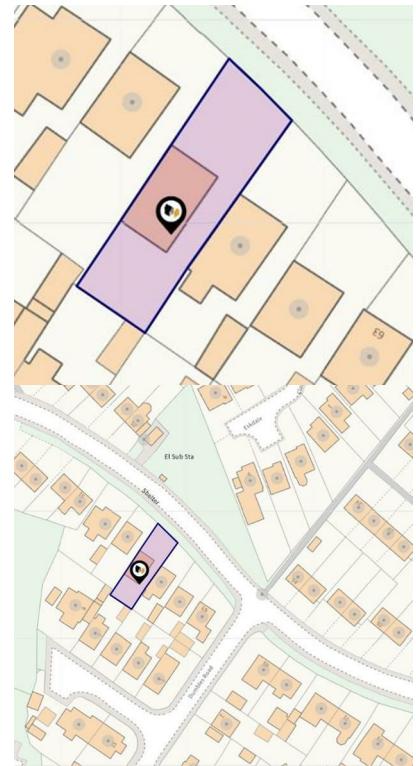
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 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 Consultant.



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

wilkins-vardy.co.uk