



7 Byron Close,  
Grassmoor, S42 5AX

OFFERS AROUND

£125,000

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WILKINS VARDY

## OFFERS AROUND

# £125,000

ON THIS AFFORDABLE FAMILY HOME WITH NO CHAIN HAS THREE GOOD SIZED BEDROOMS - TWO RECEPTION ROOMS AND CONSERVATORY - SOUTH FACING GARDEN - MODERN BATHROOM - CASH BUYERS ONLY

This fantastic property, believed to be built in the 1960s, offers a comfortable and affordable living space for cash buyers. As you step inside, you'll be greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing. The ground floor also boasts a convenient WC, conservatory, well equipped kitchen and ample storage space, ensuring practicality meets comfort in this lovely home.

With three well-proportioned bedrooms, two of which feature fitted wardrobes, there is no shortage of space for the whole family to unwind and make their own. The conservatory overlooks the delightful south-facing rear garden, providing a peaceful spot to enjoy a cup of tea while basking in the sunlight.

- Well Proportioned Family Home on Corner Plot at head of Cul-de-Sac
- Two Good Sized Reception Rooms
- Brick/uPVC Double Glazed Conservatory
- Fitted Kitchen with Integrated Oven & Hob
- Rear Entrance Porch/Side Passageway with Useful Store Rooms off
- Three Good Sized Bedrooms, two having Built-in Wardrobes
- Ground Floor Cloaks/WC & First Floor Family Bathroom
- Good Sized Enclosed South Facing Rear Garden
- EPC Rating: E

### General

Gas central heating

uPVC sealed unit double glazed windows and doors (unless otherwise stated)

Gross internal floor area - 116.9 sq.m./1259 sq.ft. (including Store Rooms)

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

### Cash Buyers

It is understood that this property is of none standard construction and unlikely to be a satisfactory security for a number of high street mortgage lenders.

As such, we are inviting offers from cash buyers.

If you do require a mortgage, you are advised to seek advice on the suitability of this property by your lender prior to making an offer.

### On the Ground Floor

A wooden framed front entrance door opens into a ...

### Entrance Hall

Fitted with laminate flooring.

### Cloaks/WC

Being part tiled and fitted with a 2-piece suite comprising a low flush WC and wash hand basin with vanity unit below.

Tiled floor.

### Inner Hall

Fitted with laminate flooring and having a built-in under stair store cupboard. A staircase rises to the First Floor accommodation.

### Living Room

14'2 x 12'2 (4.32m x 3.71m)

A spacious reception room having two windows overlooking the rear of the property.

This room is fitted with laminate flooring and has as feature brick fireplace with fitted coal effect gas fire.

### Kitchen

11'9 x 7'8 (3.58m x 2.34m)

Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.

Space and plumbing is provided for a dishwasher.

Tiled floor.

### Dining Room

12'2 x 8'6 (3.71m x 2.59m)

A good sized reception room fitted with laminate flooring and having space for an American style fridge/freezer.

A uPVC double glazed sliding patio door gives access into the ...

### Conservatory

8'4 x 7'7 (2.54m x 2.31m)

Fitted with laminate flooring and having a uPVC double glazed door opening into the ...

### Rear Entrance Porch/Side Passageway

Having uPVC double glazed doors to either end giving access onto the rear and front of the property.

Two further doors open to useful store rooms.

### On the First Floor

### Landing

### Bedroom One

12'1 x 11'11 (3.68m x 3.63m)

A good sized rear facing double bedroom having a range of built-in wardrobes and overhead storage.

### Bedroom Two

12'2 x 10'7 (3.71m x 3.23m)

A good sized rear facing double bedroom having a range of built-in wardrobes.

### Bedroom Three

9'0 x 7'8 (2.74m x 2.34m)

A front facing single bedroom.

### Family Bathroom

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

Chrome heated towel rail.

Tiled floor.

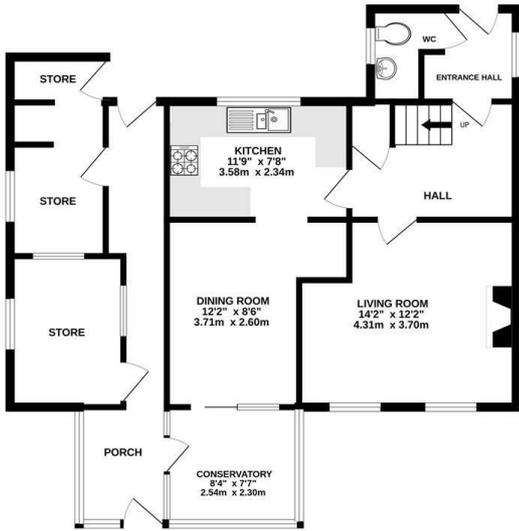
### Outside

The property sits on a corner plot with a path giving access to the front entrance door and the side passageway door.

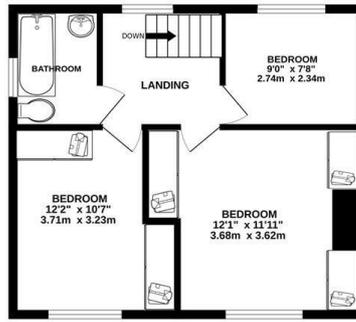
To the rear of the property there is an enclosed south facing rear garden which is predominantly laid to lawn and has a paved patio. There is also a garden shed.



GROUND FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1258 sq.ft. (116.9 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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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>		
(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
	51	65

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

Relocation agent network

#### 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, gas fire, 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.

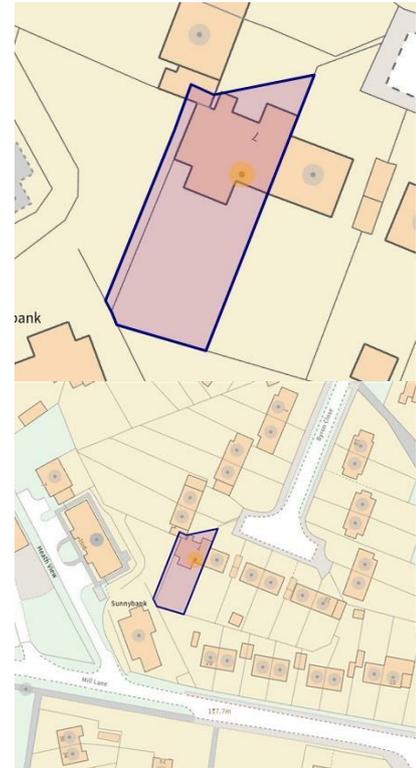
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### 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.



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