



11 Cheedale Close,  
Loundsley Green S40 4NZ

£90,000



WILKINS VARDY

# £90,000

AFFORDABLE SHARED OWNERSHIP BUNGALOW IN POPULAR OVER 55's DEVELOPMENT - PROPERTY TOUR VIDEO AVAILABLE

This delightful two bedroomed bungalow sits on the edge of this popular development with surrounding communal gardens and nearby off street parking. The property comprises a good sized living room, a modern kitchen and shower room and two good sized bedrooms.

Restricted to the Over 55's, and offered with 70% shared ownership, this property is an ideal retirement home located close to the amenities in Loundsley Green and Newbold.

- Superb Retirement Bungalow
- 70% Shared Ownership
- Over 55's Age Restriction
- Dual Aspect Living Room
- Modern Kitchen
- Two Good Sized Bedrooms
- Shower Room
- Communal Gardens & Parking
- NO CHAIN
- EPC Rating: C

## General

Gas central heating (Worcester Greenstar Combi Boiler)  
uPVC sealed unit double glazed windows and doors (except front porch)  
Gross internal floor area - 57.6 sq.m./620 sq.ft.  
Council Tax Band - A  
Secondary School Catchment Area - Outwood Academy Newbold

French doors open into the ...

## Entrance Porch

Having a composite door opening into the ...

## Entrance Hall

Having a built-in airing cupboard housing the gas combi boiler.

## Living Room

12'11 x 11'10 (3.94m x 3.61m)

A good sized dual aspect reception room having a feature fireplace with wood surround and inset electric fire.

A sliding patio door overlooks and opens onto the rear patio.

## Kitchen

12'11 x 7'10 (3.94m x 2.39m)

Being part tiled in metro tiles and fitted with a range of light oak effect wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Space and plumbing is provided for an automatic washing machine, and there is also space for a tumble dryer, an under counter fridge and a slot-in cooker with fitted extractor hood over.

Vinyl flooring.

## Bedroom One

11'11 x 8'8 (3.63m x 2.64m)

A good sized rear facing double bedroom.

## Bedroom Two

8'6 x 7'10 (2.59m x 2.39m)

A good sized single bedroom.

## Shower Room

Being part tiled and fitted with a 3-piece white suite comprising of a shower cubicle with mixer shower, pedestal wash hand basin and a low flush WC.

Vinyl flooring.

## Outside

There is communal parking and gardens.

To the rear of the property there is a small paved seating area.

## Additional Information

The property is subject to an Over 55 age restriction.

Any prospective purchaser will be required to complete an application form and provide proof of age for the approval of the Guinness Partnership.

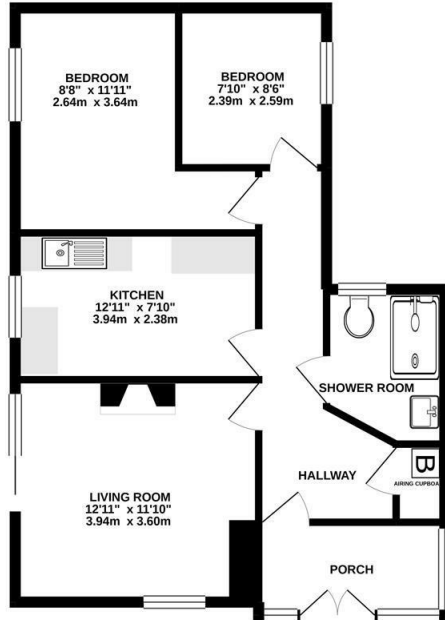
This property is Leasehold and the service charge is approximately £140.00 per calendar month payable to The Guinness Housing Partnership, which covers On Site Warden Service and Careline, window cleaning, exterior building maintenance, buildings insurance and grounds maintenance.







GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</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	

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	

TOTAL FLOOR AREA: 620 sq.ft. (57.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Share with Mortgage 1/2021



### 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, electric fire, 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 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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