



2 Robert Close,  
Unstone S18 4DJ

OFFERS IN THE REGION OF

£259,950



WILKINS VARDY

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DOUBLE BAY FRONTED DETACHED BUNGALOW WITH SOUTH FACING GARDEN AND GARAGE

This well proportioned two double bedroomed detached bungalow provides 749 sq.ft. of accommodation which includes two large double bedrooms, a spacious bay fronted dual aspect living room and a good sized kitchen/diner overlooking an enclosed south facing rear garden. Requiring some cosmetic improvement, this property offers the buyer a chance to modernise to create an ideal retirement home, in this conveniently situated cul-de-sac, being well placed for accessing the nearby amenities in Dronfield and having good transport links into Chesterfield Town Centre.

- Attractive Bay Fronted Detached Bungalow
- Good Sized Living Room
- Good Sized Dual Aspect Kitchen/Diner
- Two Good Sized Double Bedrooms
- Bathroom/WC
- Enclosed South Facing Rear Garden
- NO UPWARD CHAIN
- EPC Rating: D
- Detached Garage & Ample Off Street Parking
- Some Cosmetic Improvement Required

#### General

Gas central heating (Worcester Greenstar RI Boiler)  
uPVC sealed unit double glazed windows and doors (unless stated otherwise)  
Gross internal floor area - 69.9 sq.m./749 sq.ft.  
Council Tax Band - C  
Tenure - Freehold  
Secondary School Catchment Area - Dronfield Henry Fanshawe School

A wooden framed single glazed door opens into an ...

#### Entrance Porch

Having a door opening to an ...

#### Entrance Hall

Having a built-in storage cupboard and loft access hatch.

#### Living Room

13'9 x 12'5 (4.19m x 3.78m)

A good sized dual aspect room fitted with coving and having a feature fireplace with wood surround, stone effect inset, tiled hearth and a fitted gas fire.

#### Bedroom One

13'1 x 12'6 (3.99m x 3.81m)

A good sized bay fronted double bedroom fitted with coving.

#### Bedroom Two

11'10 x 10'0 (3.61m x 3.05m)

A rear facing double bedroom fitted with coving.

#### Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with folding glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.  
Built-in airing cupboard housing the hot water cylinder.

#### Kitchen/Diner

12'6 x 11'9 (3.81m x 3.58m)

A good sized dual aspect room, being part tiled and fitted with a range of base units with work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for a washing machine, and there is space for a freestanding cooker and a fridge/freezer.  
Built-in pantry housing the gas/electric meters and having a wooden framed single glazed window.  
A uPVC double glazed door gives access onto the rear of the property.

#### Outside

There is a concrete forecourt with beech hedging and a concrete driveway

to the side providing off street parking and leading to a detached single brick built garage.

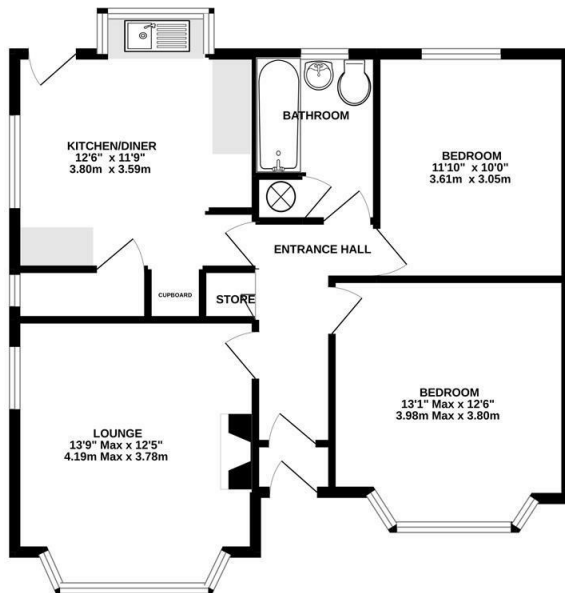
To the rear of the property there is an enclosed south facing garden comprising of a paved patio, lawn and a raised hardstanding area.







GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq ft. (69.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

## 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, 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.

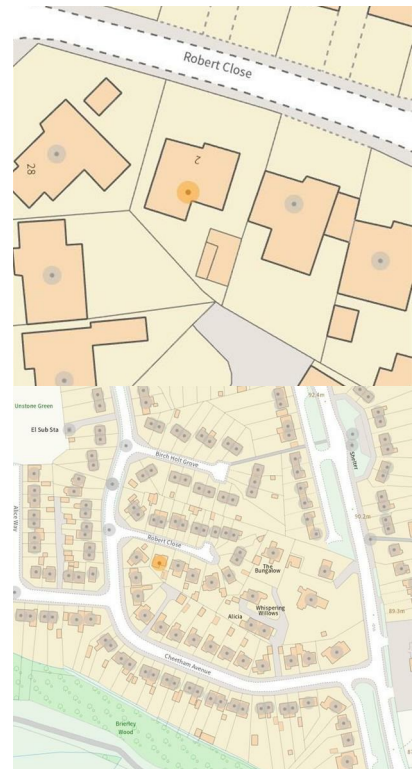
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Dronfield Henry Fanshawe 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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wilkins-varidy.co.uk