wards
estate agents

36 Manor House Court

, Chesterfield, S41 7GX

Offers over £200,000

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!!! OPTION TO PURCHASE THE FREEHOLD - Further Information Upon Request !!!

Offered to the market with NO CHAIN & IMMEDIATE POSSESSION !!

Located on this extremely popular development only a short distance from the Chesterfield College, Train Station, Town Centre and also major commuter road links via A61 to Dronfield/Sheffield and A617 to M1 Motorway.

A really fabulous First Time Buyer/Small Family or Investor opportunity. Includes gas central heating (Combi boiler) and uPVC double glazing. Deceptively spacious and well presented internally the accommodation consists of Entrance Hall, CLOAKROOM/WC, front reception room with stairs to first floor, Rear Integrated modern dining kitchen with French doors to the rear gardens. On the first floor there are two double bedrooms both with fitted wardrobes, third single bedroom/home working/office and Family Bathroom with 3 piece White suite.

Privately enclosed rear boundaries and lawns to the garden with paved patio area. Shed with electrics, outside tap, security lighting, and side gate. Two car standing spaces to the front of the property..

Additional Leasehold Information

HomeGround own the freehold - MeadFleet Limited Managing Agents
Lease ends - 1st January 3012 (986 Years Remaining)
Ground Rent £205.38 Per Year - possibility of increasing
Payment Dates 2x Annually - January & July
Maintenance Charge - £176.14 (Over 2 Payments Per Year)

Additional Information
Gas Central Heating - Baxi Combii Boiler - (Fitted by the existing owner without evidence of Building Regulation Certification - There is an indemnity policy- copy available)
uPVC Double Glazed Windows/facias/soffits
Gross Internal Floor Area - 69.0 Sq.m / 742.9 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area -Whittington Green School
To be included in sale - Built in Fridge/Freezer, Dishwasher, Blinds (both wooden ones in reception room, and the roller blinds upstairs)

Entrance Hall
4'5" x 36" (1.35m x 10.97m)
uPVC Front Door.

Cloakroom
5'1" x 3'1" (1.55m x 0.94m)
Comprising a 2 piece suite with W/C and pedestal wash hand basin.

Reception Room
14'2" x 13'1" (4.32m x 3.99m)
A comfortable well presented lounge with a front aspect window. Stairs climb to the first floor accommodation. Blinds to be included in the sale.

Dining / Kitchen
8'11" x 7'6" (2.72m x 2.29m)
Fitted with a range of base and wall units with complimentary work surfaces over with matching upstands, stainless steel inset sink and splash back. Integrated fridge/freezer, oven, gas hob and slimline dishwasher. Space for washing machine. Baxi Combi Boiler is located in the kitchen.

Dining Area
8'8" x 8'1" (2.64m x 2.46m)
Ample space for dining table and chairs. French doors lead out to the rear patio and gardens which provide excellent outside social entertaining and relaxation space.

First Floor Landing
7'8" x 7'5" (2.34m x 2.26m)
Access to the insulated loft space. Additional store cupboard.

Rear Double Bedroom One
12'1" x 8'9" (3.68m x 2.67m)
Principal bedroom with built in wardrobe. Views over the rear garden. Roller Blind to be included in sale.

Front Double Bedroom Two
10'4" x 7'10" (3.15m x 2.39m)
Second good-sized double bedroom, with fitted wardrobe having sliding doors. Roller Blind to be included in sale.

Rear Single Bedroom Three
8'3" x 7'5" (2.51m x 2.26m)
Versatile single bedroom which could be utilised as an office, home working, study. Roller Blind to be included in sale.

Family Bathroom
8'4" x 6'2" (2.54m x 1.88m)
Mostly tiled family bathroom including tiled floors and comprising of a bath/ overhead shower with screen, pedestal wash hand basin and low level W/C.

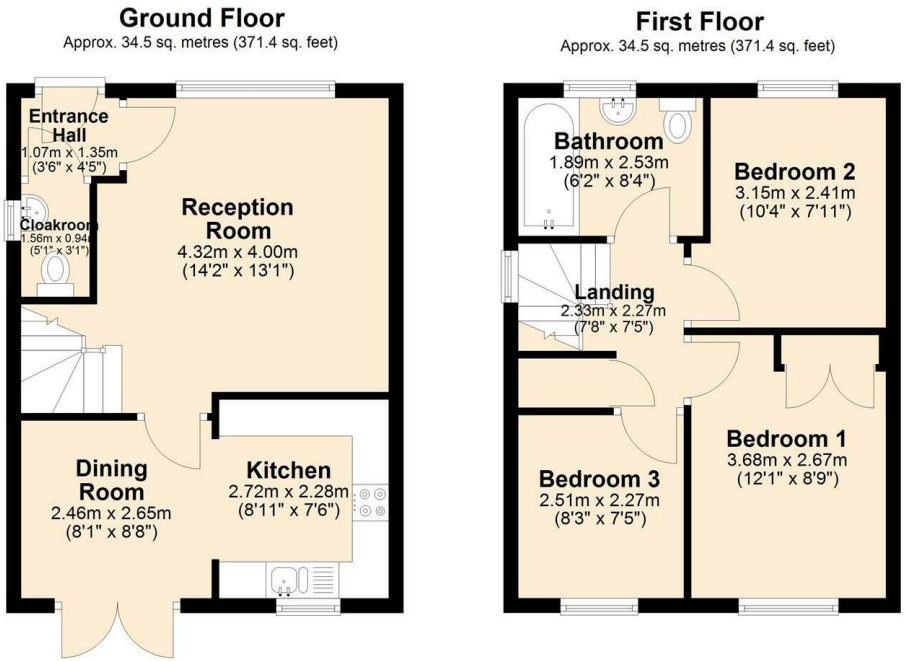
Outside
Privately enclosed rear boundaries and lawns to the garden with paved patio area. Shed with electrics, outside tap, security lighting, and side gate. Two car standing spaces to the front of the property.

School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

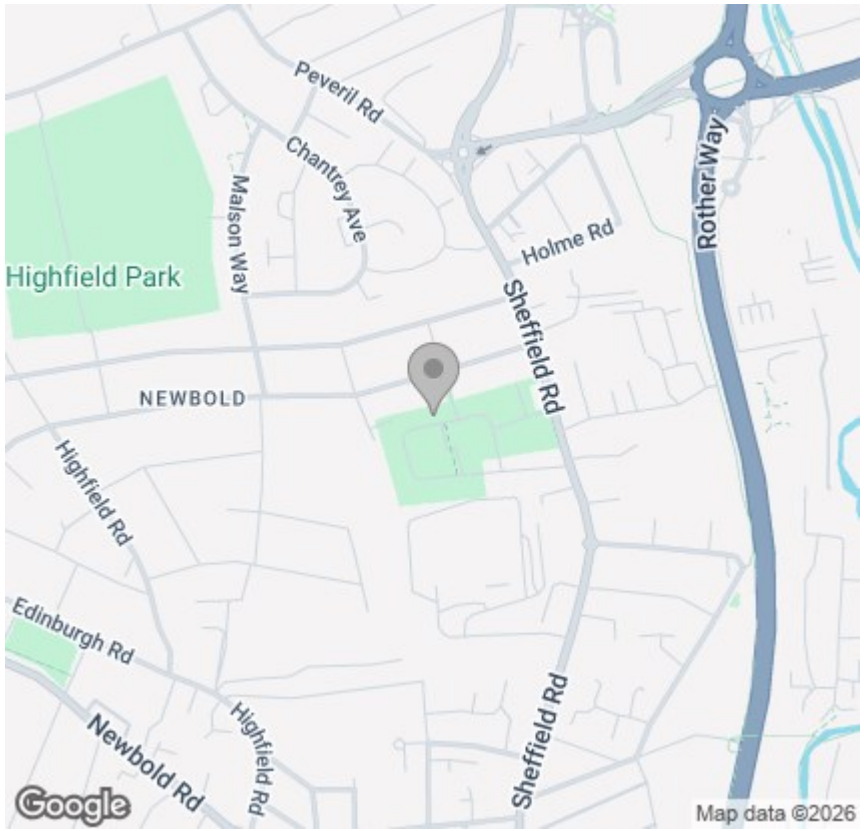
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 69.0 sq. metres (742.9 sq. feet)

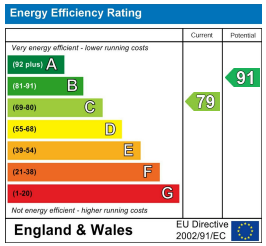
Area Map

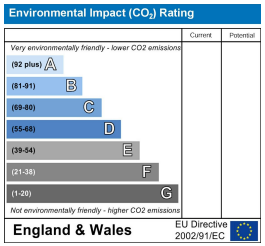


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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, 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.

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