



Spencer Street, Bolsover, S44

£70,000

Guide Price

Tenure: Freehold, **Bedrooms:** 2

*** CHAIN FREE *** A great opportunity for a first time buyer is this well presented two double bedroom end of terrace property with a fantastic size garden to the rear. This home is ready to move in and within easy access to local amenities and public transport links. The accommodatio

Key features:

- No Onward Chain
- Ideal Investment Purchase
- Perfect For A First Time Buyer
- Rear Enclosed Garden
- Great Transport Links
- Sought After Location

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band A (£1212.89 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



***** CHAIN FREE *** *GUIDE PRICE £70,000 - £80,000****

A great opportunity for a first time buyer is this well presented two double bedroom end of terrace property with a fantastic size garden to the rear. This home is ready to move in and within easy access to local amenities and public transport links.

The accommodation comprises spacious living room, dining room and off shot kitchen. To the first floor there are two double bedrooms and a large bathroom over the off shot. Double glazed and gas centrally heated. To the outside there is a fantastic size garden and open to the back so not over looked. No chain involved and must be viewed to fully appreciate the accommodation on offer.

Living room 12'10 x 11'11

Generous size living room with front facing double glazed window and radiator to one wall. There is a low level built in cupboard to one recess of the chimney breast.

Inner Hallway

The inner hallway has a large understairs storage cupboard and access to the dining room.

Dining room 11'11 x 11'10

Again a good size reception room with rear facing double glazed window, radiator and electric fire.

Off shot Kitchen 6'7 x 11'5

A great size kitchen with a range of fitted wall and base units, inset sink, built in electric oven and gas hob with extractor over. Side facing double glazed window, door to the rear garden and radiator.

First floor

A long landing provides access to the two bedrooms and bathroom.

Bedroom One 11'11 x 11'9

Double bedroom with front facing double glazed window and radiator to one wall.

Bedroom two 8'11 x 12'1

Double bedroom two has a rear facing double glazed window, radiator and built in storage cupboard to one alcove.

Bathroom 6'9 x 11'5

A fantastic size bathroom over the off shot kitchen with a suite comprising of low flush wc, pedestal hand wash basin and panelled bath with mixer shower tap . Rear facing double glazed window and radiator.

Outside

To the rear of the property is a large garden mainly laid to lawn with mature trees and shrubs. Plenty of room for a BBQ area or patio etc.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

59, Spencer Street, Bolsover, CHESTERFIELD, S44 6JG

Dwelling type: End-terrace house	Reference number: 8200-5504-4429-8897-1563
Date of assessment: 10 May 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 May 2016	Total floor area: 76 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,771
Over 3 years you could save	£ 1,431

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 153 over 3 years	<div style="border: 2px solid green; padding: 5px; color: green; font-weight: bold;"> You could save £ 1,431 over 3 years </div>
Heating	£ 3,192 over 3 years	£ 1,971 over 3 years	
Hot Water	£ 318 over 3 years	£ 216 over 3 years	
Totals	£ 3,771	£ 2,340	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
 (92 plus) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
 (1-20) **G**
 Not energy efficient - higher running costs

Current	Potential
50	73

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,008
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 117
3 Low energy lighting for all fixed outlets	£25	£ 93

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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