



Blackberry Court, Chesterfield, S43

£130,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 2

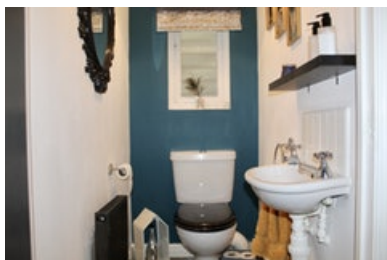
This stunning 2 bedroom semi-detached property is nestled in a cul-de-sac in the sought after area of Clowne. It is well placed for access to local amenities whilst having excellent transportation links. This impressive and beautifully proportioned property offers open plan liv

Key features:

- Ideal for First Time Buyers
- Beautifully Presented Throughout
- Open Plan Living
- Downstairs WC
- TWO Reception Rooms
- TWO Bedrooms
- Garage
- Private Driveway
- Beautifully Landscaped Garden
- Cul-De-Sac Location

Extra info:

- **Property Age:** 15 years
- **Council Tax:** Band B (£1480.43 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



This stunning 2 bedroom semi-detached property is nestled in a cul-de-sac in the sought after area of Clowne. It is well placed for access to local amenities whilst having excellent transportation links.

This impressive and beautifully proportioned property offers open plan living, a gas central heating system, and double glazing throughout.

Downstairs boasts a front porch, spacious living room, downstairs WC and a lovely natural-light filled open plan kitchen/dining room. The kitchen is fitted with matching base and wall units and an integrated oven and hob.

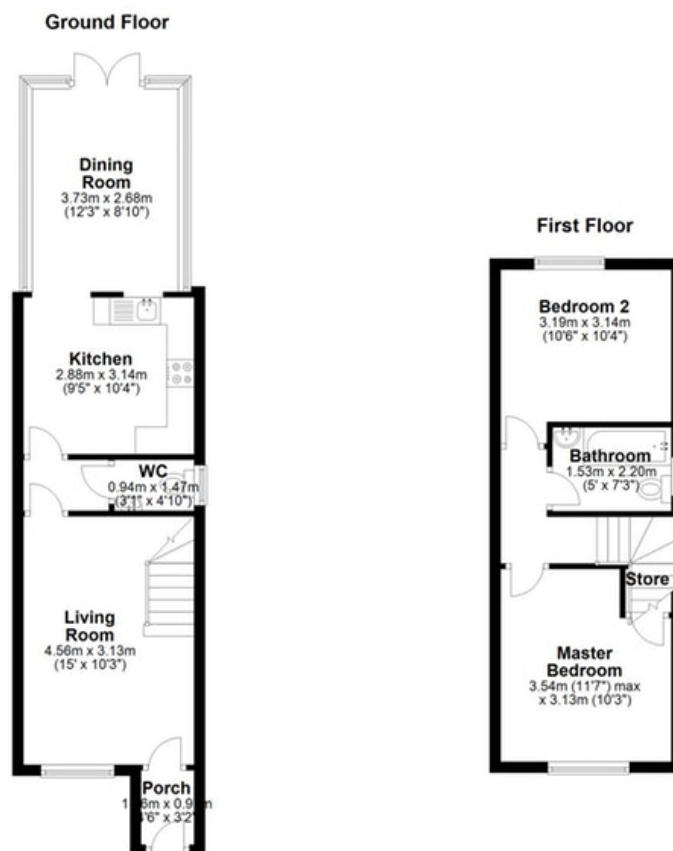
Upstairs, the property comprises of two generous bedrooms (with the additional benefit of built-in storage in the master bedroom) and a family bathroom featuring a three-piece suite. There is also access to the partially boarded loft via the landing.

To the rear of the property, there is a beautifully landscaped tiered garden featuring grass and decking.

To the front of the property, there is a lawned garden and a single garage.

Early viewing is essential to avoid missing out on this superb home!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

29, Blackberry Court, Clowne, CHESTERFIELD, S43 4QH

Dwelling type: Semi-detached house	Reference number: 0567-2826-7025-9601-6555
Date of assessment: 06 February 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 08 February 2019	Total floor area: 64 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:	£ 1,752
Over 3 years you could save	£ 207

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 147 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block; background-color: #4f81bd; color: white;"> You could save £ 207 over 3 years </div>
Heating	£ 1,215 over 3 years	£ 1,227 over 3 years	
Hot Water	£ 276 over 3 years	£ 171 over 3 years	
Totals	£ 1,752	£ 1,545	

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

<p style="font-size: 0.7em;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #4f81bd; color: white; text-align: center; padding: 2px;">(92 plus) A</td> <td style="width: 20px;"></td> </tr> <tr> <td style="background-color: #8ebc4f; color: white; text-align: center; padding: 2px;">(81-91) B</td> <td style="width: 20px;"></td> </tr> <tr> <td style="background-color: #c4d600; color: white; text-align: center; padding: 2px;">(69-80) C</td> <td style="width: 20px;"></td> </tr> <tr> <td style="background-color: #f1c232; color: white; text-align: center; padding: 2px;">(55-68) D</td> <td style="width: 20px;"></td> </tr> <tr> <td style="background-color: #f48b00; color: white; text-align: center; padding: 2px;">(39-54) E</td> <td style="width: 20px;"></td> </tr> <tr> <td style="background-color: #e34724; color: white; text-align: center; padding: 2px;">(21-38) F</td> <td style="width: 20px;"></td> </tr> <tr> <td style="background-color: #c0392b; color: white; text-align: center; padding: 2px;">(1-20) G</td> <td style="width: 20px;"></td> </tr> </table> <p style="font-size: 0.7em;">Not energy efficient - higher running costs</p> <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <th style="width: 50%; border: 1px solid black;">Current</th> <th style="width: 50%; border: 1px solid black;">Potential</th> </tr> <tr> <td style="text-align: center; border: 1px solid black;">71</td> <td style="text-align: center; border: 1px solid black;">86</td> </tr> </table>	(92 plus) A		(81-91) B		(69-80) C		(55-68) D		(39-54) E		(21-38) F		(1-20) G		Current	Potential	71	86	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
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Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£35	£ 105
2 Solar water heating	£4,000 - £6,000	£ 102
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 858

To receive advice on what measures you can take to reduce your energy bills, visit www.simplesenergyadvice.org.uk or call freephone 0800 444202. 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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