



£140,000

Corn Close, South Normanton DE55 2JE

Detached Bungalow | 2 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE  
PROPERTIES  
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# Step Inside

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## Key Features

- Detached Bungalow In Desirable Location
- Garage
- Front & Rear Gardens
- In need of modernisation
- Off Road Car Parking for several vehicles
- Close By To Local Amenities
- Easy access to A38 and M1

## Property Description

Derbyshire Properties offer 'For Sale' this two bedroom detached bungalow in need of modernisation. Occupying spacious but manageable plot in enviable cul de sac location, the bungalow has front and rear gardens whilst also benefitting from off street parking for multiple vehicles.

## Main Particulars

Derbyshire Properties offer 'For Sale' this two bedroom detached bungalow in need of modernisation. Occupying a spacious but manageable plot, the bungalow has front and rear gardens whilst also benefitting from off street parking for multiple vehicles. Internally, the property briefly comprises; Kitchen, Hallway, Lounge, Bedroom One, Bedroom Two and Bathroom. Externally, the property boasts a rear enclosed garden that is incredibly private and perfect for relaxing.

### Kitchen

4.23m x 2.55m (13' 11" x 8' 4") Requiring a small degree of modernisation, the Kitchen is currently fitted with a range of base cupboards and eye level units, laminate work surfaces with tiled splashback, laminate flooring and double glazed windows to side and front elevation.

### Hallway

Providing access to all rooms of the Bungalow.

### Lounge

7.31m x 3.04m (24' 0" x 10' 0") With double glazed window to the front elevation, wall mounted radiator and carpeted flooring.

### Bedroom One

3.62m x 3.04m (11' 11" x 10' 0") With double glazed window to the rear elevation, wall mounted radiator and fitted closets hosting storage/hanging space.

### Bedroom Two

4.35m x 2.56m (14' 3" x 8' 5") With double glazed window to the rear elevation, wall mounted radiator and fitted closets hosting storage/hanging space.

### Bathroom

2.12m x 1.62m (6' 11" x 5' 4") A three piece suite requiring complete refurbishment. Double glazed obscured window to side elevation.

### Outside

Occupying a spacious but manageable plot, the bungalow has front and rear gardens whilst also benefitting from off street parking for multiple vehicles.

### Council Tax

We understand that the property currently falls within council tax band B, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### DISCLAIMER

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce

identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

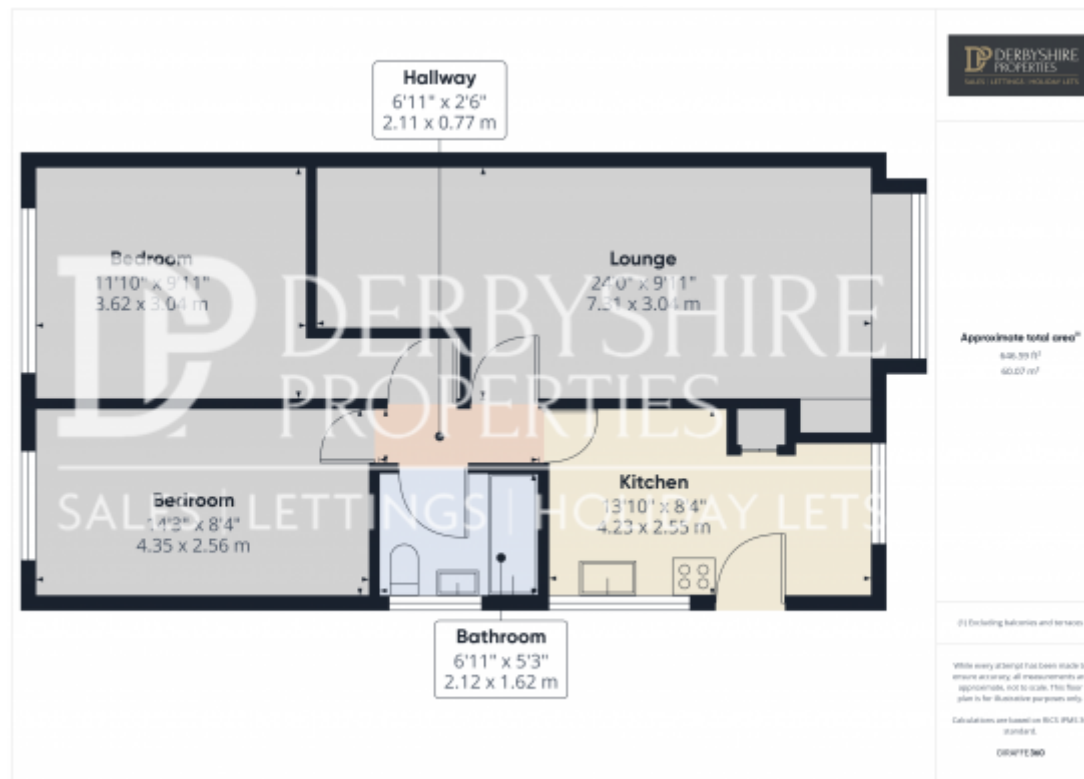
4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.








This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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= RAINBOW IN REALTY =

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