



26 Riber Close,  
Inkersall, S43 3EU

OFFERS AROUND

£189,000

W  
WILKINS VARDY

## OFFERS AROUND

# £189,000

### DETACHED BUNGALOW ON A CORNER PLOT IN SECLUDED CUL-DE-SAC POSITION

Offered for sale with no upward chain is this delightful two double bedroomed detached bungalow offering well ordered and tastefully appointed accommodation, including a conservatory overlooking an enclosed rear garden.

The property occupies a corner plot at the head of a secluded cul-de-sac, in this popular residential area, easily accessible for the local amenities in Inkersall Green and for routes into Staveley and the M1 Motorway, J29A.

- Detached Bungalow
- Cul-de-Sac Position
- uPVC Conservatory
- Two Double Bedrooms
- NO CHAIN
- Corner Plot
- Generous Living Room
- Kitchen & Bathroom
- Off Street Parking
- EPC Rating: D

### General

Gas central heating (Baxi Duotec Combi Boiler)  
uPVC double glazed windows and doors  
Gross internal floor area - 61.2 sq.m./659 sq.ft.  
Council Tax Band - B  
Secondary School Catchment Area - Springwell Community College

### Entrance Hall

#### Living Room

17'1 x 12'8 (5.21m x 3.86m)  
A generous front facing reception room having a feature marble effect fireplace with inset living flame coal effect gas fire.

#### Kitchen

9'11 x 8'3 (3.02m x 2.51m)  
Fitted with a range of wall, drawer and base units with complementary work surfaces and upstands.  
Inset single drainer sink with mixer tap.  
Integrated electric oven and 4-ring gas hob with glass splashback.  
Space and plumbing is provided for an automatic washing machine and there is space for an under counter fridge and freezer.  
Vinyl flooring.

#### uPVC Double Glazed Conservatory

14'0 x 5'5 (4.27m x 1.65m)  
Having a fitted work surface with inset single drainer sink with mixer tap.  
Vinyl flooring.  
A side door gives access onto the rear patio.

#### Bathroom

Being fully tiled and fitted with a 4-piece white suite comprising of a corner shower cubicle with mixer shower, panelled bath, pedestal wash hand basin and low flush WC.  
Vinyl flooring.

#### Bedroom One

12'1 x 10'4 (3.68m x 3.15m)  
A front facing double bedroom, having a built-in double wardrobe and loft access hatch with pull down ladder to roof space with lighting.

#### Bedroom Two

11'6 x 8'6 (3.51m x 2.59m)  
A rear facing double bedroom having a fitted single wardrobe and storage units.

#### Outside

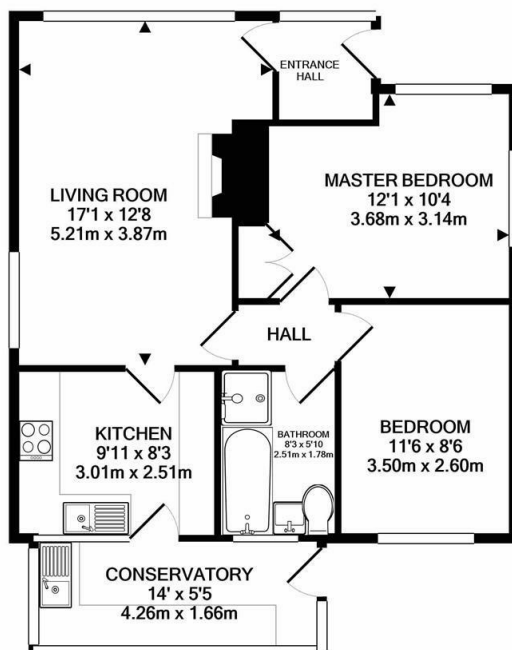
The property occupies a corner plot, having a lawned front and side garden, together with a concrete drive providing ample off street parking.

Access to either side of the property leads to the enclosed rear garden which consists of a patio area with a step up to a lawn with mature planted borders. There is also a stone built outhouse which has light, power and heating, currently used as a Workshop.









TOTAL APPROX. FLOOR AREA 659 SQ.FT. (61.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		61
(55-68) D		
(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		85
(81-91) B		
(69-80) C		56
(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

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RICS



## 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, kitchen appliances, 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 Springwell Community College 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 Consultant.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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