



Oxcroft Lane, Bolsover, Chesterfield, S44 6DJ

THREE DOUBLE BEDROOMS | Great period property with bay window | Recently tastefully decorated and new flooring | Entrance porch, Lounge, Separate Dining Room | Spacious Kitchen with large Breakfast Bar, Utility Porch | Modern bathroom | Rear courtyard with pergola covered patio, lawn and shed | Gas central heating & uPVC double glazed | Super location overlooking parkland | On street parking - CALL HUNTERS TO VIEW

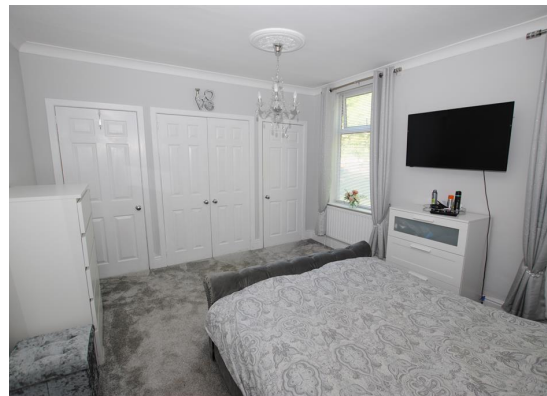
Asking Price: **£185,000**



Oxcroft Lane, Bolsover, Chesterfield, S44 6DJ

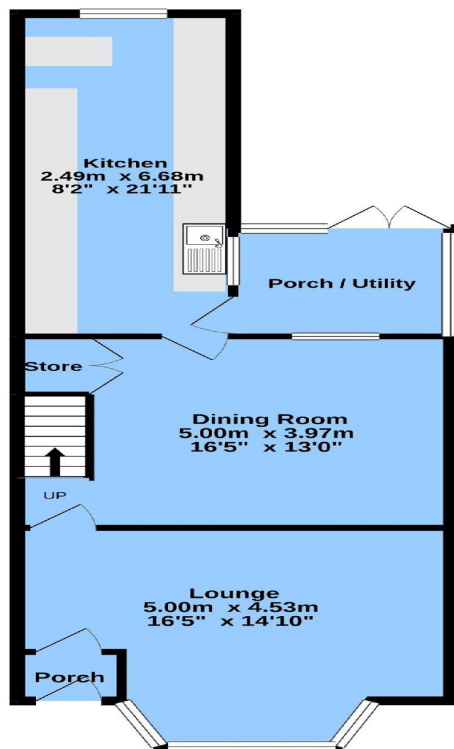
DESCRIPTION

NEW PRICE OF £185,000!!! BEAUTIFULLY AND RECENTLY DECORATED - this attractive bay windowed semi detached house situated in a popular area of Bolsover, with open outlook over a green to the front. **THREE DOUBLE BEDROOMS** - lots of space on offer! Close to local amenities & Schools & great for access to Chesterfield, Sheffield, M1 (J29A). The spacious & substantial property comprises of an entrance porch, large lounge with bay window, separate dining room & recently refitted extended breakfast kitchen (Wren), rear utility room/porch. Three first floor well proportioned **DOUBLE** bedrooms & modern combined bathroom / WC in white - also recently tiled. Gas centrally heated (Ideal combi - recently installed) & uPVC double glazed. On street parking, forecourt & private enclosed rear garden with attractive Pergoda covered patio, lawn and outside shed. **EXCELLENT FAMILY HOME - MUST BE VIEWED TO BE FULLY APPRECIATED!**

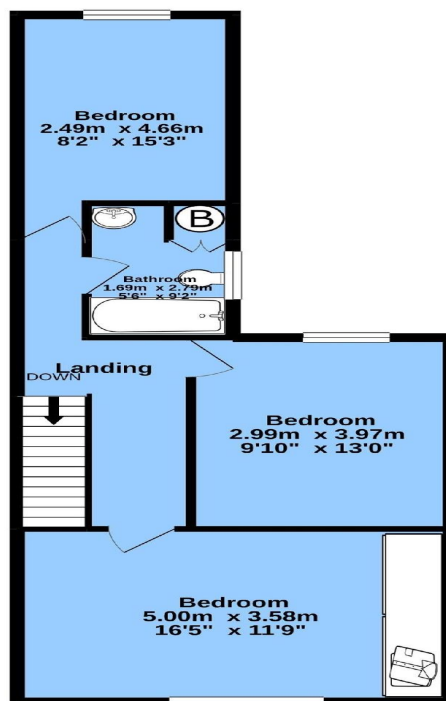




GROUND FLOOR
62.3 sq.m. (671 sq.ft.) approx.



1ST FLOOR
54.4 sq.m. (585 sq.ft.) approx.



TOTAL FLOOR AREA: 116.7 sq.m. (1256 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2020

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) 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 | | | |
| England & Wales | | 60 | 82 |
| | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 52 | 78 |
| | | EU Directive 2002/91/EC | |

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



01246 540540



34 - 36 Burlington Street, Chesterfield, S40 1RR



chesterfield@hunters.com



OPENING HOURS

Monday to Friday 9am - 5:15pm and
Saturday 9am - 4pm



VAT Reg. No 344501631 | Registered No: 8007057 | Registered Office: 34 - 36 Burlington Street, Chesterfield, S40 1RR
Hunters Chesterfield Spire Estates Ltd