



## 164 Brockwell Lane, Chesterfield, S40 4EF

Offers In Excess Of £300,000

- Detached 'Art Deco' Bungalow
- Spacious Living Accommodation
- TWO Bedrooms, Shower Room
- NO Upward Chain!
- Convenient & Popular Location
- Two Reception Rooms
- Larger Than Average Garden
- Superb Views to the Rear
- Fitted Kitchen
- Driveway & Garage

# 164 Brockwell Lane, Chesterfield S40 4EF

\*\*\*Open Viewing – Saturday 27th June, 10:30am – 12:00pm\*\*\*

Occupying an elevated position on the highly sought-after Brockwell Lane, this attractive Art Deco-inspired detached bungalow enjoys far-reaching views to the rear and offers a wonderful opportunity to acquire a home full of character and potential.

Offered for sale with No Upward Chain, this spacious single-storey residence is ideally suited to those seeking comfortable, accessible living in a well-established residential location.

The well-proportioned accommodation briefly comprises of, an inviting hallway, a generous lounge with patio doors opening onto the rear terrace and taking full advantage of the impressive outlook, a fitted kitchen with separate pantry, two double bedrooms and a shower room.

Externally, the property benefits from a driveway providing off-road parking, a detached garage and a larger-than-average rear garden. Predominantly laid to lawn, the garden features mature stocked borders and a delightful terrace seating area, creating an ideal space for outdoor relaxation and entertaining.

While the property would benefit from a programme of modernisation, it presents an excellent opportunity for buyers to personalise and enhance a home in a highly desirable location. Brockwell Lane is well served by local amenities, reputable schools, parks, excellent transport links, making it perfectly positioned for both everyday convenience and leisure.



Council Tax Band: C



## Hall

## Inner Hall

## Lounge

15'6" x 13'10"

## Dining Room

12'7" x 9'5"

## Kitchen

10'11" x 10'11"

## Bedroom

15'5" x 11'9"

## Shower Room

7'11" x 6'3"

## Bedroom

13'5" x 11'10"

## Garage

15'11" x 12'0"

## Additional Information

We are informed that the property was:

Re wired - 2018

New rubber roof - 2016

Documents/certs are available to inspect upon request.

## AML

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

## The Consumer Protection (Amendment) Regulations 20

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

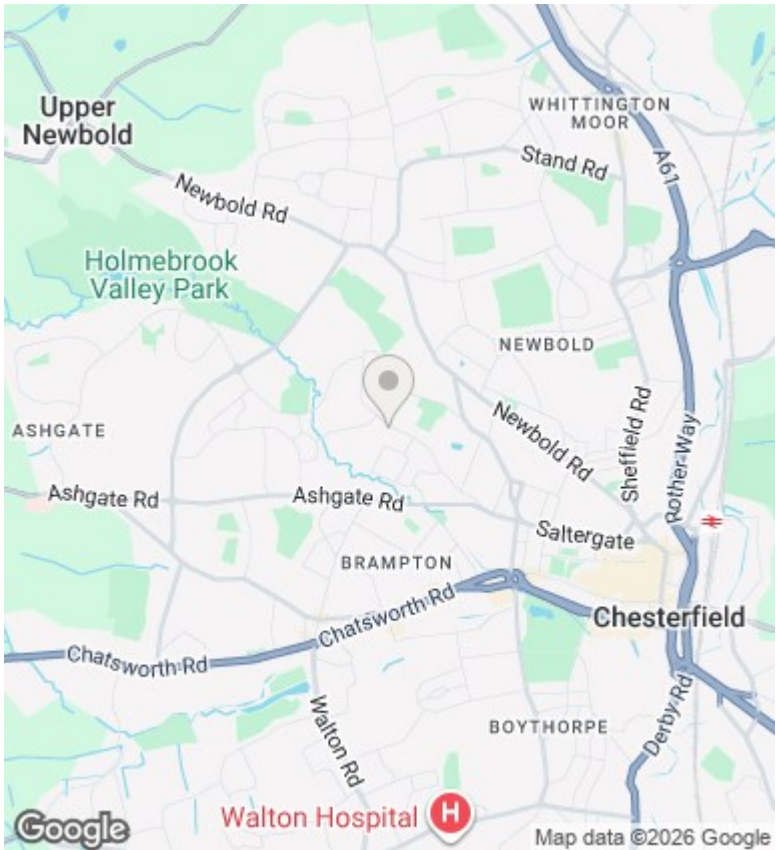
No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.







Directions

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	