



5 Jervis Place,
Inkersall, S43 3HG

GUIDE PRICE

£145,000

W

WILKINS VARDY

GUIDE PRICE

£145,000

GUIDE PRICE: £145,000 TO £150,000 - SUPERB FAMILY HOME ON GENEROUS PLOT

This attractive three bedroomed semi detached house offers 918 sq.ft. of well ordered and tastefully appointed accommodation, to include two reception rooms and a contemporary styled bathroom, together with a generous east facing rear garden.

The property which has an open outlook to the front, is situated in this established residential neighbourhood, easily accessible for local schools and amenities in Inkersall Green and for commuter links into the Town Centre and Staveley.

- Generous Family Home
- Kitchen & Cloaks/WC
- Family Bathroom
- Open Outlook to Front
- Two Reception Rooms
- Three Bedrooms
- Generous Plot
- EPC Rating: D

General

Gas central heating (Glow Worm Combi Boiler)
uPVC sealed unit double glazed windows
Gross internal floor area - 85.3 sq.m./918 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Springwell Community College

On the Ground Floor

A composite door opens into the ...

Entrance Hall

Having laminate flooring and a staircase with varnished wood balustrade rising up to the First Floor accommodation.

Living Room

14'8 x 11'9 (4.47m x 3.58m)
A good sized reception room with laminate flooring and a feature fireplace with tiled hearth, inset and fitted multi-fuel stove.

Kitchen

12'0 x 7'6 (3.66m x 2.29m)
Being part tiled and fitted with a range of dark beech effect wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and hob with extractor over.
Space and plumbing is provided for an automatic washing machine.
Tiled floor.
An open archway leads through into the ...

Dining Room

10'7 x 9'6 (3.23m x 2.90m)
A second reception room with laminate flooring and a window overlooking the rear garden.

Side Entrance Hall/Utility Area

Having space for an tumble dryer. A door from here gives access to a ...

Cloaks/WC

Fitted with a 2-piece suite comprising of a wash hand basin with tiled splashback and low flush WC.
Tiled floor.

On the First Floor

Landing

With loft access and a built-in storage cupboard.

Bedroom One

13'1 x 10'5 (3.99m x 3.18m)
A good sized rear facing double bedroom.

Bedroom Two

12'0 x 11'1 (3.66m x 3.38m)
A second good sized double bedroom with window overlooking the front of the property.

Bedroom Three

9'9 x 6'10 (2.97m x 2.08m)
A front facing single bedroom.

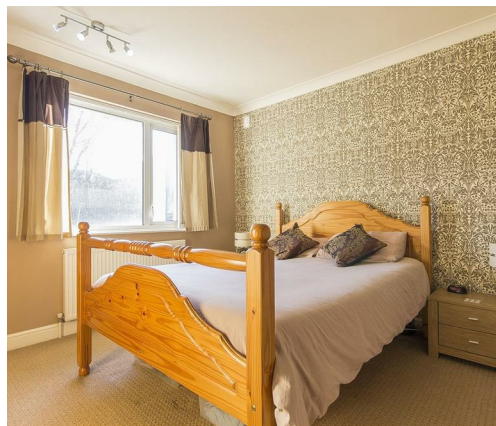
Family Bathroom

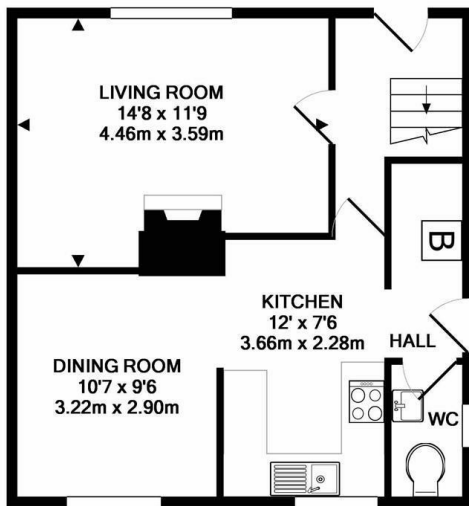
Being fully tiled and fitted with a contemporary white 3-piece suite comprising of a panelled bath with folding glass shower screen and mixer shower over, semi pedestal wash hand basin and low flush WC.
Tiled floor.

Outside

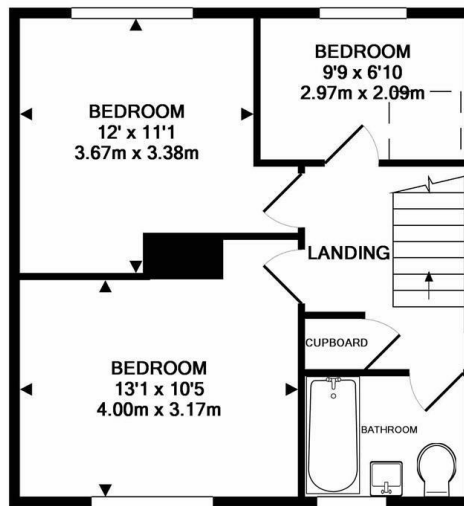
The property sits on a generous plot, having two lawns and mature borders to the front, split by a footpath which leads up to the front entrance door. On street parking is available in the area, but there is potential to create off street parking (subject to the necessary consents).

A side gate gives access to a hardstanding area suitable for a garden shed, and a raised decked seating area. Steps from here lead up to a lawned garden with a further corner decked seating area. There is also a garden shed which has light, power and security alarm. Beyond here there is a further garden area which would be suitable for use as a vegetable patch/allotment.





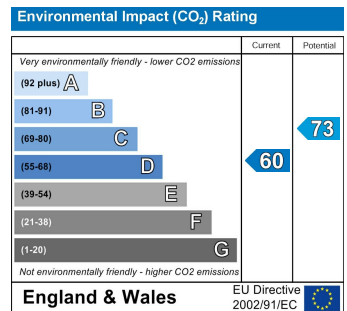
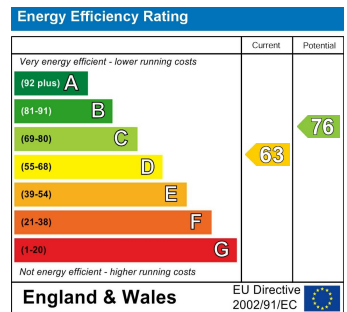
GROUND FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 918 SQ.FT. (85.3 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
Made with Metropix ©2019



Zoopla.co.uk

rightmove
find your happy

PrimeLocation.com

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, multi-fuel stove, 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 Consultants.



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

wilkins-vardy.co.uk