



11 Charles Street,  
Brampton S40 1DE

OFFERS AROUND

£110,000



WILKINS VARDY

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£110,000

IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY

Offered for sale with no upward chain is this two double bedroomed semi detached house offering well proportioned accommodation over three floors, including a useful attic room, together with an enclosed rear yard, in this popular residential area, well placed for the local shops, bars and restaurants on Chatsworth Road and within Brookfield School catchment.

- Semi Detached House
- Kitchen
- Two Double Bedrooms
- Enclosed Rear Yard
- NO CHAIN
- Good Sized Living Room
- Ground Floor Bathroom
- Attic Room
- Convenient Location
- EPC Rating:

#### General

Gas central heating (Alpha CD28X Combi Boiler)  
uPVC double glazed windows and doors  
Gross internal floor area - 75.7 sq.m./815 sq.ft.  
Council Tax Band - A  
Secondary School Catchment Area - Brookfield Community School

#### On the Ground Floor

A uPVC double glazed entrance door opens into the ...

#### Living Room

13'3 x 12'5 (4.04m x 3.78m)  
A good sized front facing reception room, spanning the full width of the property, having a feature stone fireplace with inset coal effect electric fire.  
Sliding glazed doors give access into the ...

#### Kitchen

12'5 x 11'0 (3.78m x 3.35m)  
Being part tiled and fitted with a range of dark oak wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Space and plumbing is provided for an automatic washing machine, and there is space for a slot-in cooker.  
Built-in under stair store.  
Laminate flooring.  
A staircase rises to the First Floor accommodation.

#### Rear Entrance Hall

Fitted with laminate flooring and having a uPVC entrance door giving access onto the rear of the property, and a door leading into the ...

#### Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising of a panelled bath with electric shower over, semi inset wash hand basin with storage unit below and concealed cistern WC with side storage.  
Chrome heated towel rail.  
Tiled flooring and LED downlighting.

#### On the First Floor

#### Bedroom One

13'0 x 12'5 (3.96m x 3.78m)  
A good sized front facing double bedroom, spanning the full width of the property and having a range of built-in wardrobes with storage cupboards above.

#### Bedroom Two

11'0 x 9'3 (3.35m x 2.82m)  
A rear facing double bedroom with staircase rising to the Second Floor accommodation.

#### On the Second Floor

#### Attic Room

12'10 x 9'5 (3.91m x 2.87m)  
A good sized space fitted with laminate flooring and having eaves storage.

#### Outside

On street parking is available in the area.

To the rear of the property there is a paved yard with two brick built outbuildings.



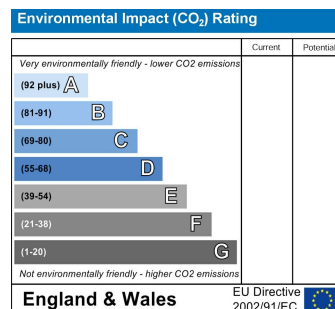
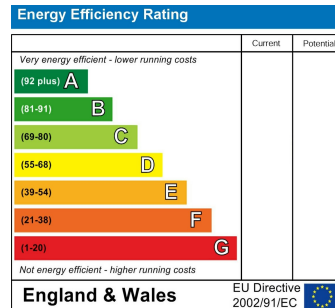






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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, electric fire, 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.

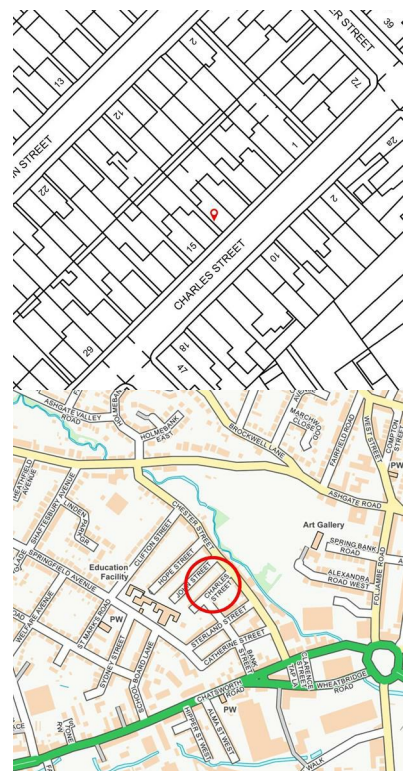
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School 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