



41 John Street,  
Brampton, S40 1DF

OFFERS AROUND

£99,000

W  
WILKINS VARDY

OFFERS AROUND

£99,000

REFURBISHMENT OPPORTUNITY

Offered for sale with no upward chain, is this three bedroomed semi detached house, offering 753 sq.ft. of living space over three floors, which requires a scheme of cosmetic upgrading and refurbishment to create a lovely home.

The property is situated in a popular residential area on the outskirts of the Town Centre, well placed for the local shops, bars and restaurants on Chatsworth Road and within Brookfield School catchment.

- Refurbishment Project
- Semi Detached House
- Good Sized Living Room
- Kitchen & Rear Porch
- Three Bedrooms
- Shower Room
- Rear Courtyard
- NO CHAIN
- Brookfield School Catchment
- EPC Rating: F

General

Electric Storage Heaters

uPVC double glazed windows and doors (except Attic Bedroom which is wooden framed)

Gross internal floor area - 69.9 sq.m./753 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

13'0 x 12'4 (3.96m x 3.76m)

A good sized front facing reception room, spanning the full width of the property and having a feature brick fireplace.

Original tiled floor.

A squared opening leads through into the ...

Kitchen

11'1 x 9'2 (3.38m x 2.79m)

Being part tiled and fitted with medium oak wall, drawer and base units with work surfaces over.

Inset single drainer sink with mixer tap.

Integrated electric double oven and 4-ring gas hob with concealed extractor over.

Built-in under stair store area.

Vinyl flooring.

A staircase rises to the First Floor accommodation and an opening leads through into the ...

Rear Porch

Fitted with vinyl flooring and having a uPVC double glazed door opening onto the rear of the property.

On the First Floor

Landing

With staircase rising to the Second Floor accommodation.

Bedroom One

13'0 x 12'4 (3.96m x 3.76m)

A good sized front facing double bedroom having a built-in under stair store area.

Bedroom Three

9'3 x 6'0 (2.82m x 1.83m)

A rear facing single bedroom having a built-in airing cupboard housing the hot water cylinder.

Shower Room

Being fully tiled and fitted with a shower tray, corner wash hand basin and low flush WC.

Vinyl flooring.

On the Second Floor

Bedroom Three

12'7 x 12'4 (3.84m x 3.76m)

A double bedroom with Velux window and two eaves access hatches.

Outside

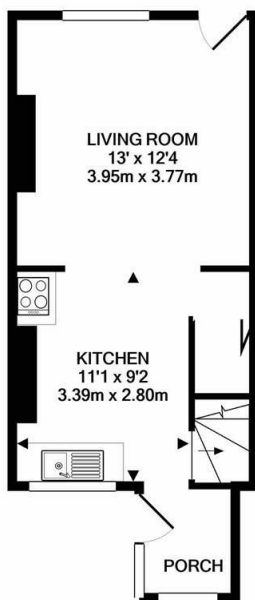
On street parking is available in the area.

A path to the side of the property leads to the rear garden where there is a paved courtyard and two outbuildings, one of which is an outside WC.

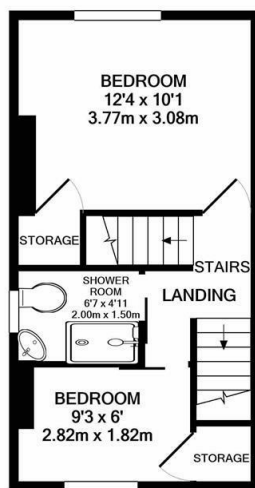




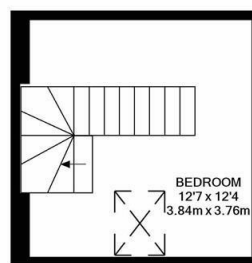




GROUND FLOOR  
APPROX. FLOOR  
AREA 314 SQ.FT.  
(29.1 SQ.M.)



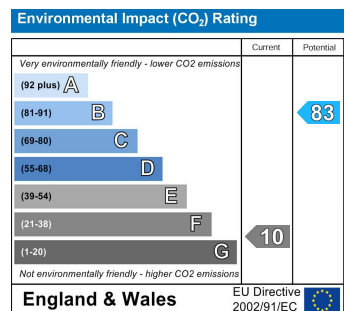
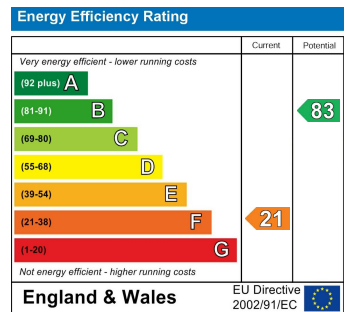
1ST FLOOR  
APPROX. FLOOR  
AREA 289 SQ.FT.  
(26.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 150 SQ.FT.  
(14.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 753 SQ.FT. (69.9 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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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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the electric fire, kitchen appliances, 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 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 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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