



650 Chatsworth Road,
Brampton, S40 3JZ

OFFERS IN THE REGION OF

£155,000

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WILKINS VARDY

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£155,000

BAY FRONTED TERRACE ON GENEROUS PLOT

This bay fronted, three bedroomed end terraced house offers just over 1100 sq.ft. of well proportioned and neutrally presented accommodation, which would benefit from a scheme of cosmetic upgrading to create your ideal home., as well as having a good sized south facing rear garden.

The property is situated in this popular and established residential area, easily accessible for local amenities, Somersall Park and within Brookfield School catchment.

- Bay Fronted Terrace House
- Useful Cellar
- Ground Floor WC
- Shower Room
- EPC Rating: E
- Two Reception Rooms
- Kitchen & Utility Area
- Three Double Bedrooms
- South Facing Rear Garden

General

Electric heating

uPVC double glazed windows and doors (except Bed 1 which is triple glazed)

Gross internal floor area - 102.4 sq.m./1103 sq.ft. (including Cellar)

Council Tax Band - A

Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A uPVC entrance door opens into the ...

Lounge

14'4 x 12'11 (4.37m x 3.94m)

A good sized bay fronted reception room, spanning the full width of the property and having an electric fire.

This room also has an electric storage radiator (fitted in early 2019).

Centre Lobby

With staircase rising to the First Floor accommodation.

Dining Room

13'1 x 12'11 (3.99m x 3.94m)

A second good sized reception room, having a feature fireplace and a door giving access to a pantry and gated steps which lead down into the Cellar.

Cellar

11'11 x 6'4 (3.63m x 1.93m)

A useful storage area, having light.

Kitchen

8'3 x 8'1 (2.51m x 2.46m)

Fitted with a range of wall, drawer and base units with work surfaces over and waterproof splashbacks.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated electric double oven and ceramic hob with glass splashback and concealed extractor over.

Space and plumbing is provided for either a dishwasher or washing machine and there is space for an under counter fridge.

Vinyl flooring.

Rear Entrance Hall

With a door giving access to the rear of the property, and a further door into a ...

WC

Being part tiled and fitted with a 2-piece suite comprising low flush WC and wash hand basin.

Vinyl flooring.

Wood Framed Utility Area

11'7 x 4'6 (3.53m x 1.37m)

Having space and plumbing for an automatic washing machine and space for a tumble dryer, fridge and freezer.

On the First Floor

Landing

Having the loft access hatch.

Bedroom One

12'10 x 12'3 (3.91m x 3.73m)

A front facing double bedroom, spanning the full width of the property and having an electric storage radiator (fitted in early 2019).

Bedroom Two

9'10 x 9'10 (3.00m x 3.00m)

A rear facing double bedroom, having a built-in wardrobe with sliding mirror doors and a built-in airing cupboard housing the hot water cylinder.

Bedroom Three

12'8 x 8'1 (3.86m x 2.46m)

A rear facing double bedroom, having a built-in wardrobe with sliding mirror doors.

Shower Room

Being fully tiled and fitted with a 3-piece suite comprising of a corner shower cubicle with electric shower, semi inset wash hand basin with storage unit below and low flush WC.

Chrome heated towel rail.

Vinyl flooring.

Outside

To the front of the property there is a paved forecourt.

A path leads down the side of the property to the south facing rear garden which is laid mainly to lawn with stepping stones. There is also a hardstanding area with garden shed.





BASEMENT LEVEL
APPROX. FLOOR
AREA 104 SQ.FT.
(9.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 537 SQ.FT.
(49.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1103 SQ.FT. (102.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
		EU Directive 2002/91/EC

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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, 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.

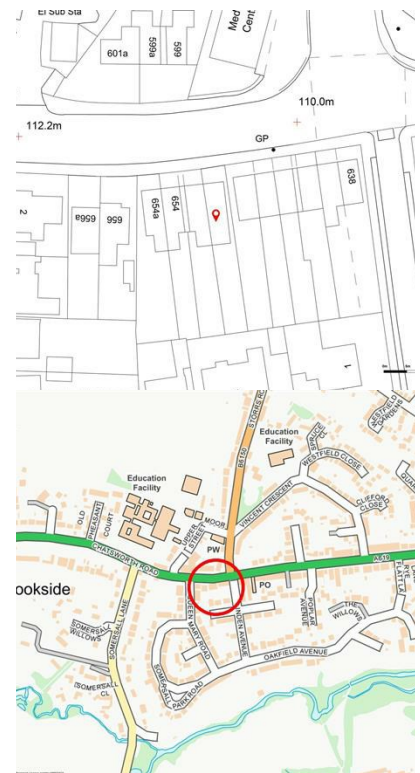
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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

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