



309 Derby Road,  
Chesterfield, S40 2EU

OFFERS IN EXCESS OF

£105,000

W

WILKINS VARDY

OFFERS IN EXCESS OF

# £105,000

WELL PRESENTED SEMI WITH GOOD SIZED WEST FACING REAR GARDEN AND OFF STREET PARKING

This two double bedroomed semi detached house offers well ordered accommodation which includes two good sized reception rooms and two double bedrooms, together with a west facing garden and off street parking.

The property is located in this convenient area, being well placed for routes into the Town Centre, Wingerworth and towards the M1 Motorway.

- Semi Detached House
- Kitchen
- Family Bathroom
- Off Street Parking to the Rear
- EPC Rating: D
- Two Reception Rooms
- Two Double Bedrooms
- Enclosed Rear Garden
- Convenient Location
- NO CHAIN

## General

Gas central heating (Glow Worm Combi Boiler)  
Mahogany effect uPVC double glazed windows and doors  
Gross internal floor area - 61.8 sq.m./665 sq.ft.  
Council Tax Band - A  
Secondary School Catchment Area -Parkside Community School

## On the Ground Floor

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

## Living Room

13'2 x 10'10 (4.01m x 3.30m)  
A good sized bay fronted reception room, spanning the full width of the property and having a contemporary fireplace with pebble bed electric fire.

## Centre Lobby

With built-in under stair store.

## Dining Room

12'3 x 10'10 (3.73m x 3.30m)  
A second good sized reception room, again spanning the full width of the property, fitted with laminate flooring and having windows to the rear and side elevations.

A door gives access to a staircase which rises to the First Floor accommodation.

## Kitchen

8'6 x 6'4 (2.59m x 1.93m)  
Being part tiled and fitted with a range of 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 4-ring gas hob with stainless steel extractor over.  
Space and plumbing is provided for a washing machine, and there is space for an under counter fridge.  
Tiled effect laminate flooring.  
A uPVC double glazed entrance door opens onto the rear of the property.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

11'3 x 10'10 (3.43m x 3.30m)  
A front facing double bedroom, spanning the full width of the property.

## Bedroom Two

12'2 x 8'6 (3.71m x 2.59m)  
A rear facing double bedroom having a built-in over stairs storage cupboard.

## Bathroom

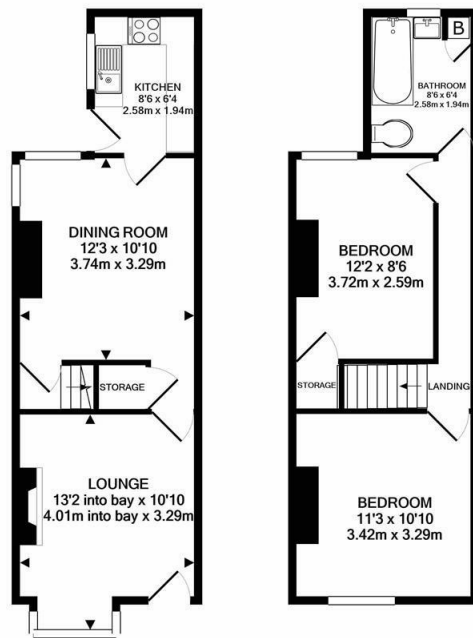
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin and low flush WC.  
Built-in cupboard housing the gas combi boiler.  
Tiled floor.

## Outside

To the front of the property there is a walled low maintenance pebbled forecourt garden.

A shared path to the side of the property leads to a gate which opens to the rear garden, which comprises of a paved yard area and two attached brick built stores. Beyond here there is a lawned garden and slate border split by a concrete path which leads to a gate at the rear of the property which opens onto a car standing area suitable for two vehicles, which is accessed from a rear service road.





GROUND FLOOR  
APPROX. FLOOR  
AREA 341 SQ.FT.  
(31.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 324 SQ.FT.  
(30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 665 SQ.FT. (61.8 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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Relocation agent network

#### 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 Parkside 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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