



133 Queen Victoria Road,
New Tupton, S42 6DY

OFFERS AROUND

£110,000

W
WILKINS VARDY

OFFERS AROUND

£110,000

ATTRACTIVE VICTORIAN TERRACE WITH 110 FT. SOUTH FACING REAR GARDEN

This attractive two double bedroomed mid terraced house offers well appointed accommodation which includes two good sized bedrooms and two reception rooms, together with a fantastic south facing garden extending to approximately 110 ft. in length and backing onto school playing fields.

The property is located within walking distance from the nearby village amenities, and is also well placed for routes into Clay Cross, Chesterfield Town Centre and towards the M1 Motorway.

- Attractive Mid Terraced House
 - NO CHAIN
 - Two Reception Rooms
 - Modern Kitchen
 - Two Double Bedrooms
 - Modern Bathroom/WC
 - Fantastic 110 Ft. South Facing
 - EPC Rating: D
- Rear Garden

General

Gas central heating (Worcester Greenstar Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 67.6 sq.m./727 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

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

Living Room

11'9 x 11'2 (3.58m x 3.40m)
A front facing reception room, spanning the full width of the property, having a feature cast iron fireplace with tiled hearth and open grate.

Centre Lobby

With staircase rising to the First Floor accommodation.

Dining Room

12'2 x 11'9 (3.71m x 3.58m)
A second good sized rear facing reception room, again spanning the full width of the property and fitted with laminate flooring.
There is a door giving access to a useful understair store and an open archway leading through into the ...

Kitchen

7'11 x 7'10 (2.41m x 2.39m)
Being part tiled and fitted with a range of wood 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 4-ring hob with extractor over.
Chrome vertical radiator.
Tiled floor and downlighting.
A uPVC double glazed door opens to give access onto the rear of the property.

On the First Floor

Bedroom One

11'9 x 11'3 (3.58m x 3.43m)
A front facing double bedroom, spanning the full width of the property, fitted with laminate flooring, downlighting and having a feature cast iron fireplace.
There is a built-in over stair store area and loft access hatch with pull down ladder to a part boarded roof space with lighting.

Bedroom Two

12'2 x 11'9 (3.71m x 3.58m)
A rear facing double bedroom fitted with laminate flooring and having downlighting. A door gives access into the ...

Bathroom

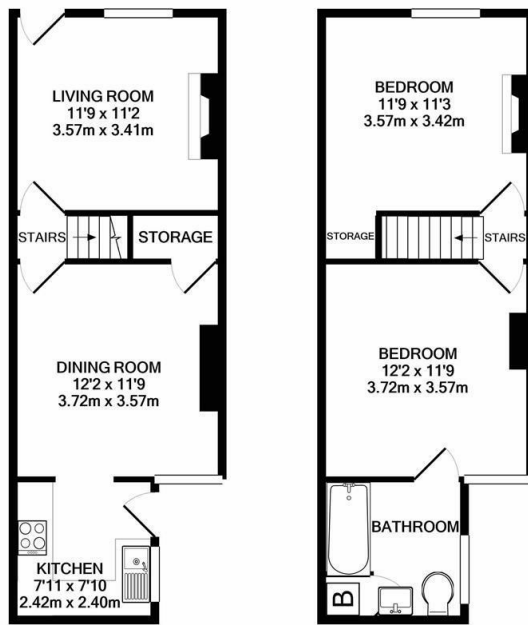
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and low flush WC.
Built-in airing cupboard housing the combi boiler.
Tiled floor and downlighting.

Outside

There is a walled, low maintenance decorative slate forecourt garden. On street parking is available in the area.

To the rear of the property there is yard area with steps leading up to a long south facing garden comprising of a paved patio and lawn.





GROUND FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 365 SQ.FT.
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 727 SQ.FT. (67.6 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		77
(69-80) C		
(55-68) D	55	
(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

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, 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 Tupton Hall 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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