



5 Beehive Road,
Brampton, S40 2RD

OFFERS AROUND

£115,000

W
WILKINS VARDY

OFFERS AROUND

£115,000

THE IDEAL STARTER HOME

This neat and tidy two double bed roomed mid terraced house offers good sized accommodation which would benefit from slight cosmetic improvement to create a fantastic first home or investment property in this superbly convenient location.

Tucked away on this quiet cul-de-sac, the property is located within walking distance from playing fields at the end of Beehive Road, and is situated just off Old Road, in the heart of Brampton with its various shops, bars and restaurants. The property is also within good catchment areas for both Primary and Secondary Schools.

- Victorian Mid Terraced House
- Good Sized Living Room
- Two Double Bedrooms
- Enclosed Rear Garden
- Brookfield School Catchment
- Cosmetic Improvement Required
- Kitchen/Diner
- Bathroom/WC
- NO CHAIN
- EPC Rating: C

General

Gas central heating (Ideal Ideal I30 Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 58.1 sq.m./625 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A uPVC entrance door opens into the ...

Living Room

12'1 x 11'11 (3.68m x 3.63m)

A good sized front facing reception room having a built-in under stair store area. A door gives access to the staircase which rises to the First Floor accommodation.

Kitchen/Diner

12'1 x 12'0 (3.68m x 3.66m)

Fitted with a range of white wall, drawer and base units with work surfaces over, including a breakfast bar.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include a Neff electric oven and 4-ring gas hob.

Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.

Vinyl flooring.

A uPVC double glazed door opens onto the rear of the property.

On the First Floor

Landing

With loft access hatch.

Bedroom One

12'1 x 11'10 (3.68m x 3.61m)

A front facing double bedroom.

Bedroom Two

12'2 x 7'1 (3.71m x 2.16m)

A rear facing double bedroom having a built-in wardrobe.

Bathroom

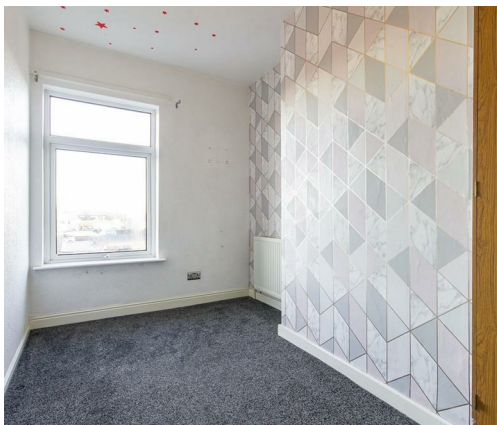
Fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and low flush WC.

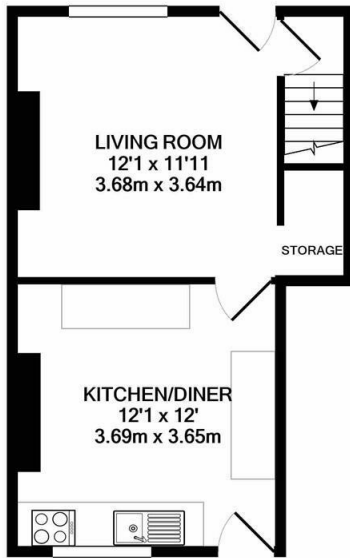
Vinyl flooring.

Outside

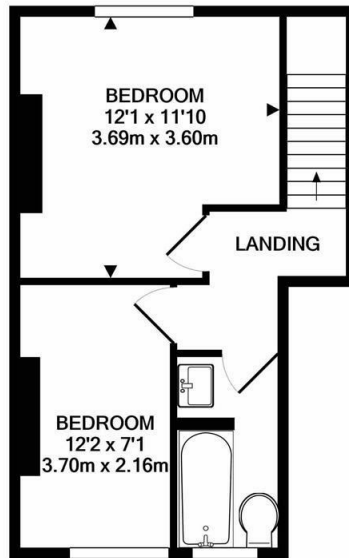
On street parking is available in the area.

To the rear of the property there is an enclosed garden comprising of a yard and lawn with further hardstanding area beyond.





GROUND FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 625 SQ.FT. (58.1 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		87
(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

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.

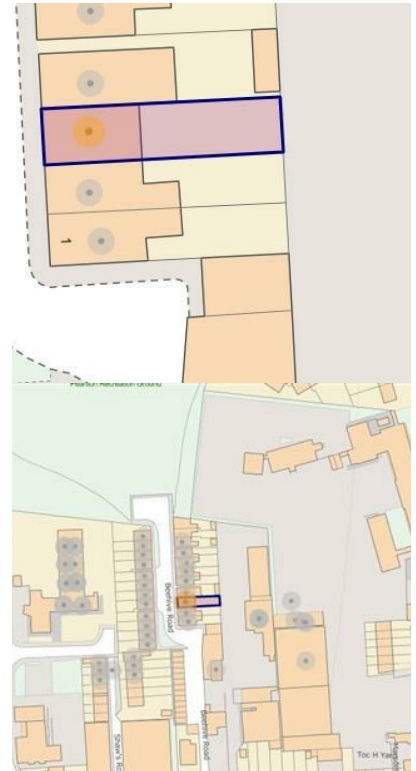
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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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