



14 Devonshire Terrace,
Holmewood, S42 5RF

GUIDE PRICE

£100,000

W

WILKINS VARDY

GUIDE PRICE

£100,000

GUIDE PRICE: £100,000 - £110,000

ATTRACTIVE VICTORIAN FAMILY HOME

This characterful three bedroomed mid terraced Victorian property offers stylish and well appointed accommodation which includes three good sized bedrooms and a generous open plan kitchen/diner, together with an enclosed west facing rear garden.

The property is well placed for accessing the nearby amenities in Holmewood and is ideally situated for people wanting to access the M1 Motorway, being just over 1 mile from Junction 29.

- Attractive Victorian Terraced House
- Good Sized Open Plan Kitchen/Diner
- Good Sized Living Room
- Ground Floor Bathroom
- Three Bedrooms
- Enclosed Rear Garden
- EPC Rating: D
- Ideal FTB Property
- GUIDE PRICE: £100,000 - £110,000

General

Gas central heating (Baxi Combi Boiler)
uPVC double glazed windows and doors
Gross internal floor area - 77.5 sq.m./834 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Tibshelf Community School: A
Specialist Sports College

On the Ground Floor

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

Living Room

12'0 x 11'10 (3.66m x 3.61m)
A good sized front facing reception room having a feature fireplace.

Kitchen/Diner

13'10 x 12'10 (4.22m x 3.91m)
Being part tiled and fitted with a range of beech 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 gas hob.
Space and plumbing is provided for an automatic washing machine, and there is space for an under counter fridge and freezer.
Tile effect vinyl flooring.
A door gives access to a useful walk-in pantry, and there are doors to an inner hall and a ...

Rear Entrance Porch

Having a uPVC double glazed door opening onto the rear of the property.

Inner Hall

With staircase rising to the First Floor accommodation, and a door giving access into the ...

Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer tap, wash hand basin and low flush WC.
Tiled floor.

On the First Floor

Landing

With loft access hatch.

Bedroom One

12'11 x 10'10 (3.94m x 3.30m)
A good sized rear facing double bedroom having a built-in over stair store cupboard.

Bedroom Two

14'11 x 8'3 (4.55m x 2.51m)
A front facing double bedroom.

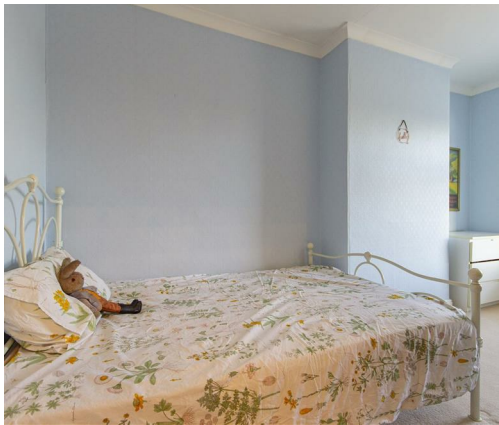
Bedroom Three

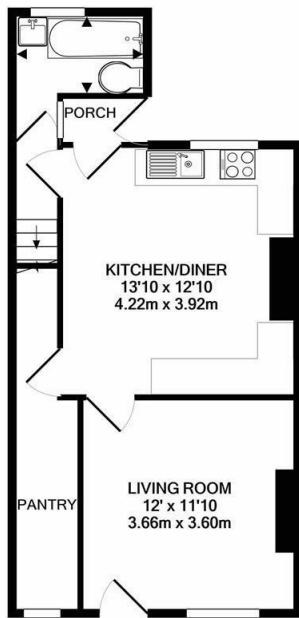
11'11 x 7'6 (3.63m x 2.29m)
A front facing single bedroom.

Outside

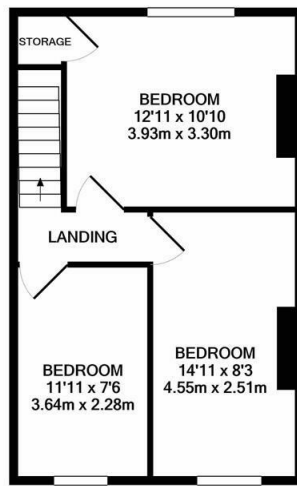
To the front of the property there is a low maintenance pebbled garden with low level wall and fence.

To the rear of the property there is an enclosed west facing garden comprising of a yard area with steps up to a lawn.





GROUND FLOOR
APPROX. FLOOR
AREA 443 SQ.FT.
(41.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.5 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		86
(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, 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 Tibshelf 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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