

bothams ¹⁸⁷¹



140 Station Road, Chesterfield, S43 1LU

Offers In The Region Of £225,000



2



1



1





140 Station Road

Chesterfield, S43 1LU

- Detached two bedroom bungalow
- Nicely presented and well-proportioned throughout
- Kitchen and living room to the frontage
- Two bedroom to the rear aspect
- Set within a very well proportioned plot
- No Upward Chain

A well-presented detached bungalow set within an excellent plot available with NO UPWARD CHAIN.

A viewing is essential to appreciate the accommodation on offer.



140 Station Road

An increasingly rare opportunity to acquire a detached bungalow providing comfortable and well-presented accommodation throughout, within a convenient and accessible location.

Set within a beautifully proportioned plot, the bungalow provides excellent off road parking together with spacious yet manageable gardens, providing a tranquil retreat to enjoy.

There is also an additional section of land in the ownership of the council that has been offered in the past, providing additional opportunity for further parking or extension, subject to consent.



The Accommodation

A uPVC entrance door open into the welcoming hallway finished with a wood effect tiled floor.

To the front of the property are the living spaces, with a well-proportioned fitted kitchen which also houses the Vaillant central heating boiler, and a spacious living room with ample space to accommodate a dining table.

To the rear of the property are the two bedrooms, with Bedroom One providing a very spacious double bedroom with fitted wardrobes, and the Bedroom two providing a well-proportioned second bedroom.

Off the hallway is the bathroom, comprising of a large corner bath with mixer shower over, with matching WC and wash basin.

Outside

The property is one of three bungalows set back from the road behind a stone boundary wall that provides an attractive entrance shared between the three properties, with 140 being situated on the right.

To the front is a tarmac driveway leading to the property with a turning area, with established planting providing a delightful outlook.

The driveway continues to the side of the property leading to the detached single garage, and providing access to the rear of the property.

To the rear of the property is a well-proportioned yet manageable garden that has been beautifully landscaped to provide a tranquil retreat to enjoy, predominantly laid to lawn with ornamental areas and soft fruit trees.

To the eastern boundary of the bungalow is an additional area of land currently within the ownership of the council. The owners of the bungalow have maintained this area, and it has been offered to them in the past - the current owners are currently making enquiries to formalise this and confirm further details. This land provides excellent additional potential, either as an additional driveway providing additional parking or space for a caravan or motorhome, and/ or allowing space to the side of the bungalow to extend the accommodation subject to obtaining the necessary consents and permissions.

Material Information

Conventional masonry construction.

uPVC double glazed windows and doors.

Gas central heating - Vaillant ecoTEC pro 28 condensing combination boiler located within a cupboard in the kitchen.

As far as we are aware the property is connected to and served by mains services including electricity, gas and water & drainage.

Gross internal floor area including garage – 70.0 sq.m./ 753 sq.ft.

Council Tax Band – B – Chesterfield Borough Council.

Tenure - Freehold - Title Reference DY89372

Parking – there is a driveway providing off road parking and access to the detached single garage.

EPC Rating – TBC.

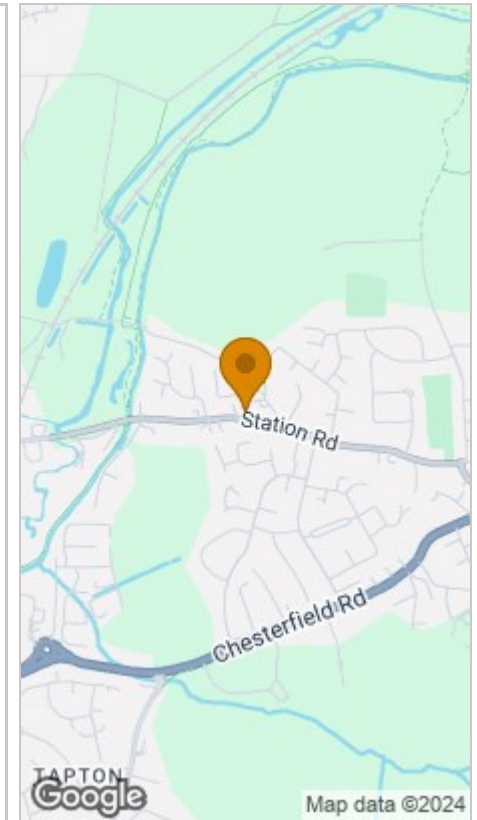




Ground Floor
Approx. 70.0 sq. metres (753.6 sq. feet)



Total area: approx. 70.0 sq. metres (753.6 sq. feet)



Energy Performance Graph

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	

Viewing Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

Ravenside House 46 Park Road, Chesterfield, Derbyshire, S40 1XZ
Tel: 01246 233121 Email: enquiries@bothams.co.uk <https://www.bothams.co.uk/>

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.