

bothams <sup>1871</sup>



25 St. Thomas Street

Brampton, Chesterfield, S40 3AH

Offers In The Region Of £150,000





## 25 St. Thomas Street

Brampton, Chesterfield, S40 3AH

An attractive and spacious tradition terraced house in this highly desirable suburb, providing the ideal opportunity to create your ideal home and add value.

With no upward chain, a viewing is highly recommended to appreciate the accommodation on offer.

### 25 St Thomas Street

An attractive and spacious traditional terraced house situated in the highly desirable suburb of Brampton, which whilst having been looked after by the previous tenant of 19 years would now benefit from a scheme of refurbishment and modernisation.

The property provides the ideal opportunity to create your ideal home with spacious accommodation throughout, or an ideal opportunity to add value as an investment.

With no upward chain, contact our office to arrange a viewing today.







## The Accommodation

To the ground floor the property comprises of a spacious sitting room to the front, with a well-proportioned kitchen diner to the rear, off which is a pantry which extends under the stairs. To the rear of the kitchen is a timber built rear porch which would benefit from an overhaul.

To the first floor are two bedrooms and the family bathroom; Bedroom One providing a large double bedroom to the front aspect, with a well-proportioned second bedroom to the rear. The bathroom comprises of a bath, WC and wash basin, with a large airing cupboard which could be removed to provide space for a separate shower if desired.

To the second floor is Attic Bedroom Three, providing a spacious bedroom with a Velux style window.

## Outside

The property is set back from St. Thomas Street behind a low level brick wall with an established hedge, creating an attractive approach.

To the rear of the property is a well-proportioned rear garden, with a patio directly to the rear of the property, beyond which is a lawn, and a path leading to the brick-built outhouse.

The brick built outhouse provides an excellent opportunity for secure storage, or to create a garden room, bar or office as desired.

## Material Information

The property is of conventional construction. Generally uPVC framed double glazed windows and doors.

The property is connected to mains water, drainage, gas and electricity services as far as we are aware.

Central heating and hot water is provided by an Ideal Instinct 30 combination boiler.

Total gross internal floor area – 79.1 sq.m./ 851 sq.ft. approx.

Council Tax Band – – Chesterfield Borough Council.

Tenure – We understand the property to be freehold under Title Reference DY519421.

Parking – there is on street parking available outside the property.

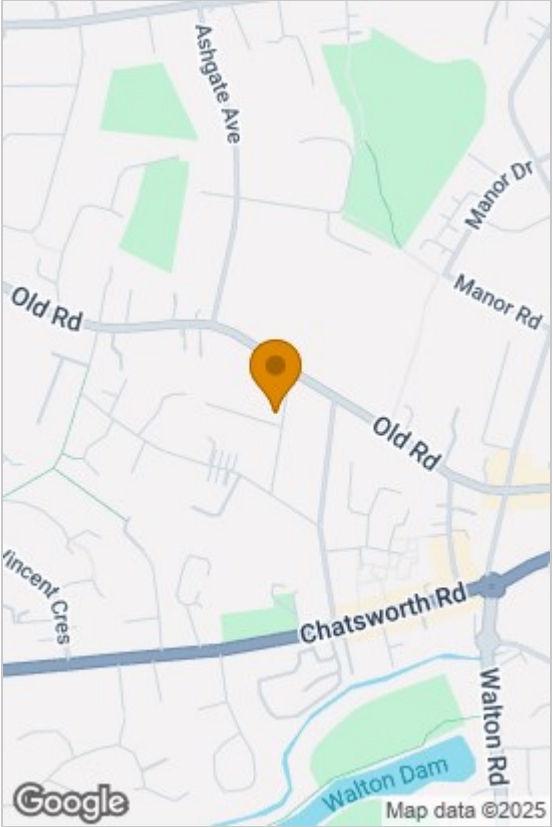
EPC Rating – TBC.



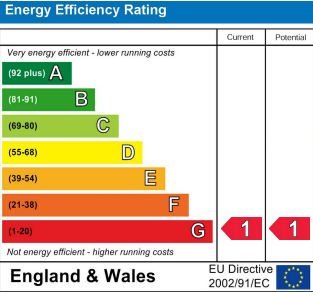
Floor Plan



Area Map



Energy Efficiency Graph



**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.

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