

35 Cobden Road,
Chesterfield, S40 4TD

OFFERS IN THE REGION OF

£295,000

W
WILKINS VARDY

OFFERS IN THE REGION OF

£295,000

ATTRACTIVE BAY FRONTED VICTORIAN SEMI ON THE EDGE OF THE TOWN CENTRE

This attractive bay fronted Victorian property offers spacious and well appointed accommodation over three levels providing an impressive 1388 sq.ft. in total. With many character features having been retained, the property also offers two generous reception rooms, a good sized breakfast kitchen with ground floor WC off, four good sized bedrooms and two bathrooms. There is also a pleasant south east facing rear garden.

Sitting within the normal catchment area for Brookfield School, this property lies just metres away from the Town Centre, Train Station and Queens Park.

- Attractive Bay Fronted Semi Detached House
- Two Spacious Reception Rooms
- Rear Entrance Hall with Cloaks/WC off
- En Suite & Family Bathrooms
- EPC Rating: D
- Many Original Features
- Good Sized Breakfast Kitchen
- Four Good Sized Bedrooms
- Town Centre Location & Brookfield Catchment
- NO UPWARD CHAIN

General

Gas central heating (Vaillant Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 128.9 sq.m./1388 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

Having a tiled floor and original coving. A staircase rises to the First Floor accommodation.

Dining Room

16'1 x 12'0 (4.90m x 3.66m)

A good sized bay fronted reception room, fitted with laminate flooring and having original coving and picture rail.

Living Room

14'2 x 12'4 (4.32m x 3.76m)

A second good sized reception room having varnished wood flooring, original coving, ceiling rose and picture rail.
This room also has a feature fireplace with wood surround, tiled hearth and an open grate.
uPVC double glazed French doors overlook and open onto the rear of the property.

Kitchen/Diner

11'10 x 10'0 (3.61m x 3.05m)

Fitted with a range of bespoke wall, drawer and base units with complementary granite work surfaces over.
Belfast sink with mixer tap.
Space is provided for a range cooker having a tiled splashback and fitted extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Tiled floor.
A door gives access to a cellar head, and an opening leads through into a ...

Rear Entrance Hall

Having a uPVC double glazed door opening onto the rear of the property. A sliding door opens to a ...

Cloaks/WC

Fitted with a 2-piece white suite comprising a wash hand basin with tiled splashback and storage below, and a low flush WC.
Vinyl flooring.

On the First Floor

Landing

Having a built-in under stair store cupboard. A door gives access to a staircase which rises to the Second Floor accommodation.

Bedroom One

16'0 x 13'1 (4.88m x 3.99m)

A good sized double bedroom, fitted with coving and having two windows overlooking the front of the property.

Bedroom Two

14'4 x 9'7 (4.37m x 2.92m)

A good sized rear facing double bedroom, fitted with coving and having a pedestal wash hand basin.

Bedroom Three

10'7 x 6'11 (3.23m x 2.11m)

A single bedroom with window to the side elevation, currently used as a study and having a built-in cupboard housing the gas boiler.

Bathroom

Being part tiled/part wood panelling and fitted with a bespoke 3-piece suite comprising a tiled-in bath with mixer shower over, bespoke stone wash hand basin with storage below, and a low flush WC.
Vinyl flooring.

On the Second Floor

Bedroom Four

16'0 x 15'10 (4.88m x 4.83m)

A good sized double bedroom with Velux window and a window to the side elevation. A door opens to an ...

En Suite Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a small panelled bath with bath/shower mixer tap, wash hand basin with storage below and a concealed cistern WC.
Vertical chrome heated towel rail.
Tiled floor and two Velux windows.

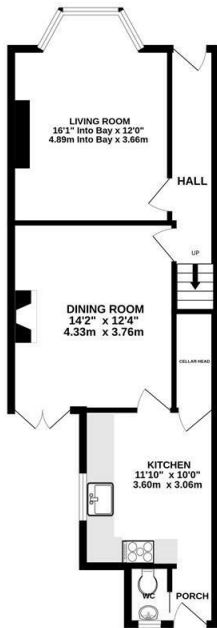
Outside

There is a walled low maintenance forecourt garden with shrubs. Permit parking is available in the area.

To the rear of the property there is an enclosed south east facing garden comprising a paved patio with pagoda, lawn and well stocked mature planted borders.



GROUND FLOOR
577 sq ft. (53.6 sq.m.) approx.



1ST FLOOR
573 sq ft. (53.2 sq.m.) approx.



2ND FLOOR
238 sq ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA: 1388 sq ft. (128.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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.
Made with Memphis 02023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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	

Zoopla.co.uk

rightmove
find your happy

PrimeLocation.com

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, , shower units, 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

wilkins-varDY.co.uk