



27 Rhodesia Road,
Brampton, S40 3AL

OFFERS IN THE REGION OF

£285,000

W
WILKINS VARDY

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£285,000

IMMACULATELY PRESENTED DETACHED BUNGALOW WITH GARAGE

Having been lovingly modernised and improved by the current owners, this superb two double bedroomed detached bungalow offers a well equipped modern kitchen, a contemporary 4-piece bathroom and a generous 'L' shaped lounge/diner with plenty of room for relaxing and eating. The property also occupies a pleasant well kept plot with ample off street parking and a detached brick built garage, making it an ideal retirement home.

Rhodesia Road is tucked away just off Chatsworth Road, and therefore conveniently positioned for the amenities in Brampton and Walton and for access onto Somersall Park.

- Attractive & Well Presented Detached Bungalow
- Two Good Sized Double Bedrooms
- Generous Lounge/Diner
- Detached Garage & Ample Off Street Parking
- Convenient Location close to Chatsworth Road
- Modern Re-Fitted Kitchen
- Modern 4-Piece Re-Fitted Bathroom
- EPC Rating: D
- Low Maintenance Front Garden & Lawned Garden to the Rear

General

Gas central heating (Vaillant Combi Boiler fitted in 2020)
uPVC sealed unit double glazed windows and doors (Windows newly fitted in 2020)
Gross internal floor area - 66.8 sq.m./719 sq.ft.
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

A uPVC double glazed side entrance door opens into an ...

Entrance Hall

Re-Fitted Kitchen

9'11 x 8'10 (3.02m x 2.69m)
Being fitted with a modern range of cream hi-gloss wall, drawer and base units with under unit and plinth lighting, together with complementary work surfaces and matching splashbacks.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include a fridge, electric oven and 4-ring hob with glass splashback and extractor canopy over.
Space and plumbing is provided for a washing machine.
Laminate flooring.

Bedroom One

12'4 x 9'7 (3.76m x 2.92m)
A good sized rear facing double bedroom.

Bedroom Two

12'4 x 9'11 (3.76m x 3.02m)
A good sized rear facing double bedroom.

Re-Fitted Bathroom

Being fully tiled and fitted with a modern white 4-piece suite comprising a panelled bath with mixer tap, corner shower cubicle with mixer shower, wash hand basin with storage below and a low flush WC.
Vertical heated towel radiator.
Vinyl flooring & LED downlighting.

Lounge/Diner

19'11 x 16'4 (6.07m x 4.98m)
A generous reception room, spanning the full width of the property and having two windows overlooking the front garden.
This room is fitted with coving and has a feature fireplace with an inset gas fire.

Outside

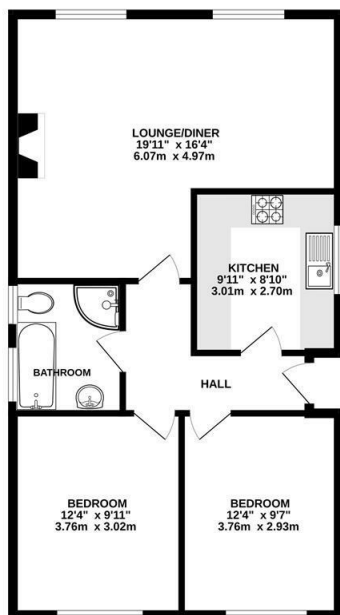
To the front of the property there is a decorative pebbled garden with planted side border and bed. A concrete driveway provides ample off street

parking, leading down the side of the property to a detached single garage.

The enclosed rear garden is laid to lawn with a planted bed and side border, together with a paved seating area.



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(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

TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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.
Made with floorplan 12323

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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, gas fire, 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.



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