

27 Boythorpe Avenue,  
Boythorpe, S40 2QE

OFFERS IN THE REGION OF

£129,950

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WILKINS VARDY

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# £129,950

ATTRACTIVE VICTORIAN SEMI - FRONT AND REAR GARDENS -  
REFURBISHMENT OPPORTUNITY

Occupying a generous plot with gardens to the front and rear together with useful outbuildings, this attractive three bedroomed semi detached house offers an impressive 925 sq.ft. of accommodation over three storeys. Requiring a scheme of modernisation and improvement, this property is thought to offer the buyer an opportunity to create their dream family home in this popular edge of town centre location.

With Queen's Park just a short distance away, and the Town Centre less than 1KM away, the property is also conveniently situated for transport links towards the Peak District and towards the M1 Motorway.

- Refurbishment/Modernisation Opportunity
- Good Sized Living Room
- Two First Floor Double Bedrooms plus Attic Bedroom
- Mature Gardens to Front and Rear
- Located on the outskirts of the Town Centre close to Queen's Park
- Well Proportioned Attractive Victorian Semi Detached House
- Kitchen
- Family Bathroom
- NO UPWARD CHAIN
- EPC Rating: E

## General

Gas central heating (Baxi 500 Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 85.9 sq.m./925 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Parkside Community School

## On the Ground Floor

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

## Living Room

17'2 x 11'2 (5.23m x 3.40m)

A good sized front facing reception room having wood panelling to one wall, and a feature fireplace with inset coal effect electric fire.

A door from here gives access to a staircase which rises to the First Floor accommodation.

An opening leads through into a ...

## Rear Entrance Hall

Having a built-in under stair store which also houses the gas boiler.

A uPVC double glazed door gives access onto the rear garden, and a sliding door gives access into the ...

## Kitchen

10'3 x 9'7 (3.12m x 2.92m)

Being part tiled and fitted with a range of pine wall, drawer and base units with work surfaces over.

Inset single drainer sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with extractor canopy over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.

## On the First Floor

### Landing

Having a door giving access to a staircase which rises to the Second Floor accommodation.

### Bedroom One

13'0 x 8'8 (3.96m x 2.64m)

A good sized rear facing double bedroom having an overbed fitment which includes wardrobes and overhead storage.

### Bedroom Two

13'6 x 9'4 (4.11m x 2.84m)

A front facing double bedroom.

## Family Bathroom

Being part tiled and fitted with a 3-piece suite comprising a panelled bath, pedestal wash hand basin and a low flush WC.

Built-in cupboard.

Vinyl flooring.

## On the Second Floor

### Attic Bedroom

14'3 x 12'10 (4.34m x 3.91m)

A good sized original double bedroom with gable end window.

## Outside

A gate gives access to a path which leads up to the front entrance door, and there is a lawned garden with mature planted borders. On street parking is available in the area.

A further gate gives access down the side of the property to the enclosed rear garden which comprises a lawn with paths to either side which lead down to a brick built outhouse and WC. A gate at the rear gives access to a service road.

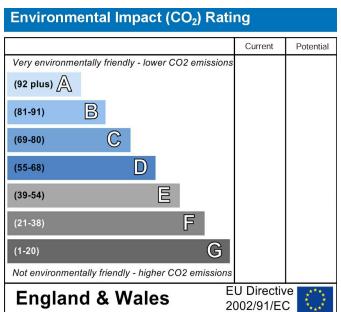
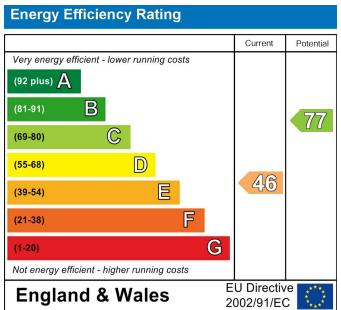
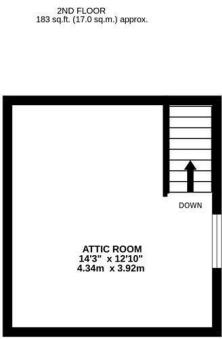
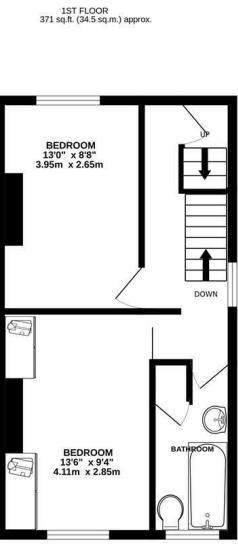
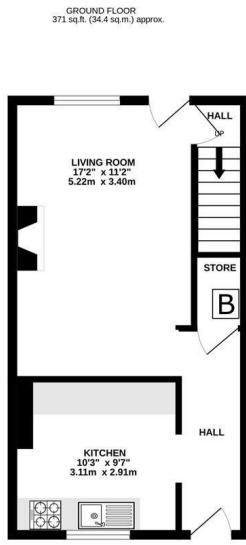


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THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

*See Below!*

YERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fire, kitchen appliances, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Parkside 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 Consultant.



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