



23 Chapel Road,  
Grassmoor, S42 5EL

OFFERS IN THE REGION OF

£110,000

W  
WILKINS VARDY



OFFERS IN THE REGION OF

# £110,000

IDEAL STARTER HOME - TWO RECEPTION ROOMS - NO UPWARD CHAIN

This affordable two double bedroomed mid terraced house offers 800 sq.ft. of well proportioned and neutrally presented accommodation, which includes two good sized reception rooms, kitchen and bathroom, together with an enclosed lawned rear garden, making this an ideal first home or investment property.

The property is situated in the centre of Grassmoor, well placed for local amenities and for Grassmoor Country Park, and ideally situated for commuter links into Chesterfield and towards the M1 Motorway.

Don't miss out on the chance to make this lovely terraced house your own. Contact us today to arrange a viewing.

- Ideal First Time Buyer/Investment Property
- Well Proportioned Mid Terrace House
- Two Good Sized Reception Rooms
- Kitchen
- Two Spacious Double Bedrooms
- Family Bathroom/WC
- Lawned Rear Garden with Patio Area
- NO UPWARD CHAIN
- EPC Rating: D

## General

Gas central heating (Worcester Greenstar Combi Boiler installed in September 2021)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 75.2 sq.m./809 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

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

## Living Room

13'7 x 11'3 (4.14m x 3.43m)

A good sized front facing reception room, having a feature brick fireplace with fitted gas fire, the fireplace extending to the sides to provide TV standing.

## Centre Lobby

With a door giving access to a built-in under stair store.

## Lounge/Diner

13'7 x 12'1 (4.14m x 3.68m)

A second good sized reception room, being rear facing and having a feature fireplace with ornate surround, tiled inset and hearth, and an inset gas fire.

There are stone plinths with wooden tops to the alcoves providing TV/display standing.

An opening gives access to a staircase which rises to the First Floor accommodation.

## Kitchen

8'0 x 7'0 (2.44m x 2.13m)

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

Inset single drainer sink with mixer tap.

Space and plumbing is provided for a washing machine, and there is also space for an under counter fridge and a freestanding cooker

Wood flooring.

A uPVC double glazed door gives access onto the rear of the property.

## On the First Floor

## Landing

## Bedroom One

13'7 x 11'3 (4.14m x 3.43m)

A spacious front facing double bedroom.

## Bedroom Two

12'1 x 10'7 (3.68m x 3.23m)

A good sized rear facing double bedroom.

## Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.

Built-in airing cupboard housing the gas boiler.

Vinyl flooring

## Outside

There is a walled, low maintenance forecourt garden with path leading up to the front entrance door. On street parking is available in the area.

To the rear of the property there is a yard area and a lawned garden with concrete path to the side leading down to a paved patio and a garden shed.

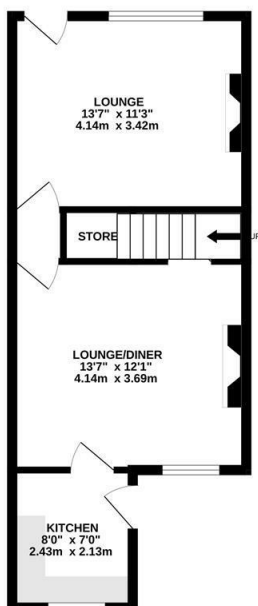


THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

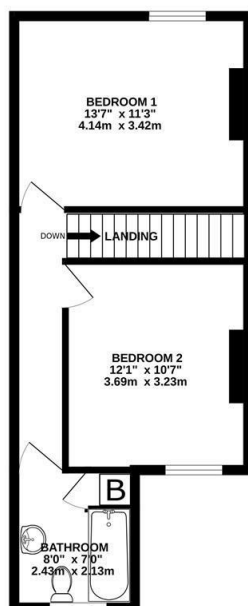
*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'


GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.




1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.2 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, 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 illustration purposes only and should be used as such for 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 Metaphor 12/2014

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			<b>67</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

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RICS



## 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 fires, shower unit, 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 Tupton Hall 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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