



12 Brockwell Terrace,
Brockwell S40 4HB

OFFERS IN THE REGION OF

£80,000

W

WILKINS VARDY

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REFURBISHMENT OPPORTUNITY - CASH BUYERS ONLY - HUGE POTENTIAL - OUTSKIRTS OF TOWN CENTRE

Requiring a full scheme of refurbishment is this two double bed roomed mid terraced house offering you a blank canvas for you to create your ideal home. With two good sized reception rooms, a kitchen and bathroom, there is plenty of space to let your creativity flow. The property also benefits from a rear car standing space.

Brockwell Terrace is a popular address with a Convenience Store and playing fields in close proximity, access to good nearby schools and being just a short distance from the Town Centre.

- *** CASH BUYERS ONLY ***
- Two Good Sized Reception Rooms
- Two Good Sized Double Bedrooms
- Rear Courtyard with Off Street Parking
- Located on the outskirts of the Town Centre
- Mid Terrace House requiring a Full Scheme of Refurbishment
- Kitchen
- Family Bathroom
- NO UPWARD CHAIN
- EPC Rating: TBC

General

Gas central heating (Ariston Combi Boiler - Not connected)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 79.9 sq.m./860 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

A uPVC double glazed door opens into an ...

Entrance Hall

With an opening leading into the ...

Entrance Porch

With an internal door opening into an ...

Living Room

12'6 x 11'0 (3.81m x 3.35m)
A good sized front facing reception room.

Kitchen

9'10 x 7'7 (3.00m x 2.31m)
A rear facing room having a uPVC double glazed door opening onto the rear of the property.

Dining Room

12'6 x 12'0 (3.81m x 3.66m)
A good sized rear facing reception room with fireplace and under stair storage area.
A staircase rises to the First Floor accommodation.
An opening leads through into the ...

On the First Floor

Landing

Bedroom One

15'5 x 11'0 (4.70m x 3.35m)
A spacious double bedroom, spanning the full width of the property and having two front facing windows.

Bedroom Two

12'0 x 10'5 (3.66m x 3.18m)
A good sized rear facing double bedroom.

Bathroom

Fitted with a bath, pedestal wash hand basin and a low flush WC.
This room also houses the gas boiler.

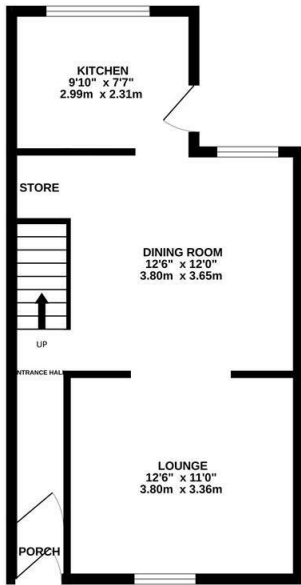
Outside

There is a walled forecourt to the front of the property with a shared path leading up to the front entrance door.

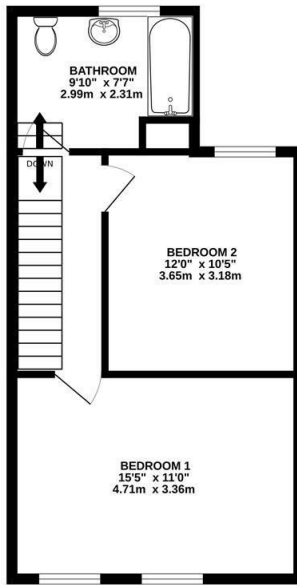
To the rear of the property there is a courtyard and off street parking which is accessed from a rear service road.



GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq ft. (79.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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.
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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.

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, 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 Outwood Academy Newbold 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(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	



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