



131 Queen Victoria Road,
New Tupton, S42 6DY

OFFERS IN THE REGION OF

£124,950

W
WILKINS VARDY

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£124,950

ATTRACTIVE VICTORIAN TERRACE - SOUTH FACING REAR GARDEN - NO CHAIN

Offered for sale with no chain is this attractive Victorian mid terraced house offering 694 sq.ft. of living space which requires some cosmetic upgrading. The property boasts two good sized double bedrooms and two reception rooms, kitchen and a bathroom, together with a fantastic south facing rear garden which backs onto school playing fields.

The property is well placed for the local village amenities, and is ideally located for routes into Clay Cross, Chesterfield Town Centre and towards the M1 Motorway.

- Attractive Victorian Mid Terrace House
- Kitchen
- Bathroom/WC
- NO CHAIN
- Two Good Sized Reception Rooms
- Two Good Sized Double Bedrooms
- Long South Facing Rear Garden
- EPC Rating: TBC

General

Gas central heating (Worcester Greenstar Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 64.5 sq.m./694 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

11'7 x 11'1 (3.53m x 3.38m)

A good sized front facing reception room, spanning the full width of the property and having a feature stone effect fireplace with an inset pebble bed electric fire.

Built-in corner base cupboard.

Centre Lobby

With staircase rising to the First Floor accommodation.

Dining Room

12'3 x 11'7 (3.73m x 3.53m)

A good sized rear facing reception room, spanning the full width of the property and having a feature marble effect fireplace with an inset electric fire.

A door gives access to a useful built-in under stair store, and a sliding door gives access into the ...

Kitchen

7'11 x 6'10 (2.41m x 2.08m)

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

Single drainer stainless steel sink with mixer tap.

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

Vinyl flooring.

On the First Floor

Bedroom One

11'9 x 11'2 (3.58m x 3.40m)

A good sized front facing double bedroom, spanning the full width of the property and having a built-in over stair store cupboard.

Bedroom Two

12'2 x 11'7 (3.71m x 3.53m)

A good sized rear facing double bedroom, spanning the full width of the property. A door gives access to the ...

Bathroom

Being part tiled and fitted with a 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.

Outside

A shared gate gives access to a forecourt garden and steps which lead up to the front entrance door.

To the rear of the property there is a yard area and an attached brick built outbuilding. Steps lead up to a lawned garden and paved patio. Further steps lead up to two garden sheds and a further lawn with greenhouse at the rear. (Note: It is the left hand side garden that belongs to the property)



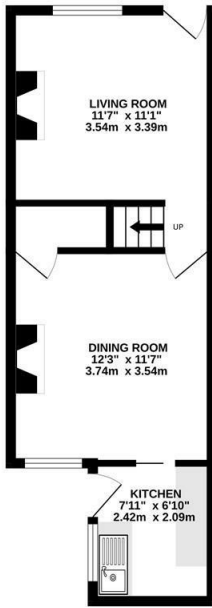
sprift
Know any property instantly

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.

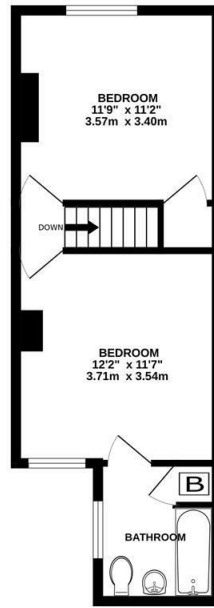
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
344 sq ft. (32.0 sq.m.) approx.



1ST FLOOR
350 sq ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq ft. (64.5 sq.m.) approx.

While every attempt 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, agents and applicants shown have not been tested and no guarantee as to their quality or efficiency can be given.
Made with Metagen 02014

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(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

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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, electric fires, 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 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 Consultants.



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wilkins-varDY.co.uk