



2 Queen Victoria Road,
New Tupton, S42 6BS

OFFERS IN THE REGION OF

£185,000

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WILKINS VARDY

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£185,000

BAY FRONTED SEMI - NO UPWARD CHAIN - TWO RECEPTION ROOMS - OFF STREET PARKING

Offered for sale with no upward chain is this delightful three bedroomed semi detached house which offers 916 sq.ft. of accommodation, which includes two good sized reception rooms, a dual aspect kitchen with integrated cooking appliances, and a 4-piece family bathroom. Outside, the property includes parking for one vehicle, and an enclosed rear garden.

Located in an established residential area, the property is within easy access of local amenities and readily accessible for transport links towards Clay Cross and Chesterfield.

Don't delay - book a viewing today!

- Bay Fronted Semi Detached House
- Two Good Sized Reception Rooms
- Dual Aspect Kitchen with Integrated Cooking Appliances
- Three Bedrooms
- 4-Piece Family Bathroom
- Car Standing Space to the Front
- Enclosed Rear Garden
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Baxi 800 Series Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 85.1 sq.m./916 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A front entrance door opens into an ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

15'7 x 12'0 (4.75m x 3.66m)

A good sized bay fronted reception room, having a feature brick fireplace with display niches and an inset coal living flame coal effect fire sat on a marble hearth, the fireplace extending to both sides to provide TV standing.
Timber framed and glazed double doors open to the ...

Dining Room

12'4 x 11'11 (3.76m x 3.63m)

A second good sized rear facing reception room, fitted with laminate flooring and having built-in storage/shelving to the alcoves.

Kitchen

9'11 x 8'8 (3.02m x 2.64m)

A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Under stair store area.
Tiled floor.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Having a built-in over stair store cupboard which also houses the loft access hatch.

Bedroom One

13'1 x 9'7 (3.99m x 2.92m)

A good sized front facing double bedroom having two built-in double wardrobes with overhead storage units.

Bedroom Two

12'0 x 9'7 (3.66m x 2.92m)

A rear facing double bedroom having a range of fitted furniture to include a corner wardrobe, overhead storage and base units.

Bedroom Three

9'6 x 6'0 (2.90m x 1.83m)

A front facing single bedroom.

Family Bathroom

Being part tiled and fitted with a 4-piece suite comprising of a panelled bath, shower cubicle with electric shower, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard housing the gas boiler.
Vinyl flooring.

Outside

To the front of the property there is off street parking for one car. There is a shared path up to the front entrance door.

A side path gives access to the rear of the property, where there is a yard area, and a lawn with a paved seating area and a decorative gravel bed beyond.





TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

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 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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