



193 Thanet Street,
Clay Cross, S45 9JU

OFFERS IN THE REGION OF

£125,000

W
WILKINS VARDY

£125,000

THREE BED END TERRACE HOUSE - TWO RECEPTION ROOMS - GENEROUS PLOT - NO CHAIN

This delightful end terraced house on Thanet Street offers a perfect blend of comfort and convenience. Offering an impressive 963 sq. ft. of well proportioned and neutrally presented accommodation, the property boasts two good sized reception rooms, and a dual aspect kitchen. The home also features three bedrooms and a bathroom. Outside, there is a good sized, low maintenance south facing rear garden with a useful outbuilding.

Clay Cross is known for its friendly community atmosphere and excellent local amenities, making it an ideal location for families and professionals alike. With easy access to nearby schools, parks, and shops, this property is perfectly situated for those who appreciate both tranquillity and accessibility.

- End Terrace House set over Three Floors
- Dual Aspect Kitchen
- Family Bathroom
- NO CHAIN
- Two Good Sized Reception Rooms
- Three Bedrooms
- Low Maintenance South Facing Rear Garden
- EPC Rating: E

General

Gas central heating (Baxi Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 89.4 sq.m./963 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 the ...

Living Room

12'5 x 11'1 (3.78m x 3.38m)
A good sized front facing reception room, fitted with laminate flooring and having a wall mounted electric fire.
Fitted shelving and base cupboard to the alcoves.

Centre Lobby

With staircase rising to the First Floor accommodation.

Dining Room

13'7 x 12'6 (4.14m x 3.81m)
A good sized rear facing reception room, having a door which opens to a useful built-in under stair store cupboard.
A sliding door gives access into the ...

Kitchen

10'6 x 8'2 (3.20m x 2.49m)
A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge/freezer, electric oven and 4-ring gas hob with extractor hood over.
Space and plumbing is provided for a washing machine and a dishwasher.
Vinyl flooring and spotlights.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

A door gives access to a staircase which rises to the Second Floor accommodation.

Bedroom One

12'5 x 10'11 (3.78m x 3.33m)
A good sized front facing double bedroom having fitted bedroom furniture to include wardrobes and overhead storage.

Bedroom Two

10'3 x 6'11 (3.12m x 2.11m)
A rear facing single bedroom fitted with laminate flooring.

Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with electric shower over, counter top wash hand basin and a low flush WC.
Vinyl flooring.

On the Second Floor

Attic Bedroom

18'8 x 12'6 (5.69m x 3.81m)
A good sized double bedroom having a uPVC double glazed gable end window and a wooden framed double glazed Velux window.
Access to eaves storage.
This room also houses the gas boiler.

Outside

Shared steps lead up to the front entrance door and to a low maintenance decorative slate walled forecourt garden.

The enclosed south facing rear garden is low maintenance, and comprises a concrete hardstanding area and a wide paved path with side borders, which leads down to a brick built outhouse which has light and power.





TOTAL FLOOR AREA : 963 sq.ft. (89.4 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, systems and appliances 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.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric 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.

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 (CO₂) 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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