



7 St. Thomas Street,
Brampton, S40 3AH

OFFERS IN THE REGION OF

£165,000

W
WILKINS VARDY

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IDEAL STARTER HOME - THREE BED END TERRACE HOUSE - MODERN BATHROOM - NO CHAIN

Offered for sale with no upward chain is this three bedroomed end terraced house which offers 1035 sq.ft. of well proportioned and neutrally presented accommodation over three floors. The property boasts two good sized reception rooms, a kitchen with integrated cooking appliances and a useful cellar. With three comfortable bedrooms and a modern family bathroom, this property is an excellent choice for first time buyers and families alike.

Located centrally within Brampton, with a range of amenities, shops and bars within easy access, Somersall Park is also just a few minutes away and the property sits within the catchment area for well regarded primary and secondary schools.

- End Terrace House
- Two Good Sized Reception Rooms
- Useful Cellar
- Kitchen with Integrated Cooking Appliances
- Three Good Sized Bedrooms
- Modern Bathroom/WC
- Low Maintenance Gardens
- NO UPWARD CHAIN
- Brookfield School Catchment
- EPC Rating: E

General

Gas central heating (Ideal Combi Boiler)
uPVC sealed unit double glazed windows and doors (unless otherwise stated)

Gross internal floor area - 96.1 sq.m./1035 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A timber front entrance door opens into a ...

Living Room

12'0 x 11'11 (3.66m x 3.63m)

A good sized front facing reception room, having a feature ornamental fireplace.

Centre Lobby

With staircase rising to the First Floor accommodation.

Dining Room

12'0 x 11'11 (3.66m x 3.63m)

A second good sized reception room, being rear facing and fitted with laminate flooring.

A door from here gives access to steps which lead down into the cellar.

Cellar

14'8 x 12'0 (4.47m x 3.66m)

A useful storage area.

Kitchen

8'2 x 5'10 (2.49m x 1.78m)

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

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring electric hob with extractor hood over.

Space and plumbing is provided for a washing machine.

Vinyl flooring.

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

12'0 x 11'11 (3.66m x 3.63m)

A good sized front facing double bedroom, having a built-in over stair storage cupboard.

Bedroom Two

12'0 x 9'1 (3.66m x 2.77m)

A rear facing double bedroom. A door gives access into the ...

Bathroom

Having waterproof boarding to the walls, and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.

A built-in cupboard houses the gas boiler.

On the Second Floor

Bedroom Three

12'0 x 10'9 (3.66m x 3.28m)

A double bedroom having a timber framed Velux window and access panels to eaves storage.

Outside

There is a walled low maintenance forecourt garden. On street parking is available in the area.

To the rear of the property there is a low maintenance west facing garden, laid with pebbles and having a raised corner rockery. There is also a brick built outbuilding.

The property has right of access across the rear of Nos. 9 & 11 to a passageway which brings you to the front of the properties.



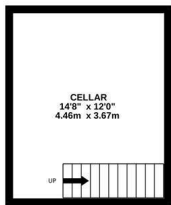
aprift
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THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

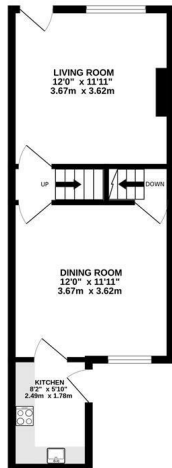
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

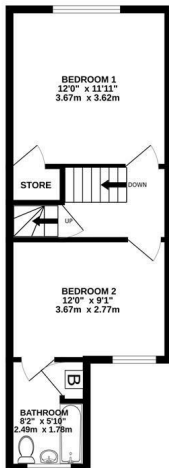
BASEMENT
176 sq ft. (16.3 sq m.) approx.



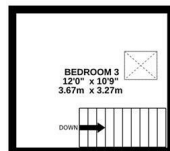
GROUND FLOOR
363 sq ft. (33.8 sq m.) approx.



1ST FLOOR
366 sq ft. (34.0 sq m.) approx.



2ND FLOOR
129 sq ft. (12.0 sq m.) approx.



TOTAL FLOOR AREA: 1035 sq. ft. (96.1 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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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	53	80
	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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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.

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



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

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