



4 Vincent Crescent,
Brampton, S40 3NP

£165,000

W
WILKINS VARDY

£165,000

ATTRACTIVE VICTORIAN TERRACE - TWO GOOD SIZED BEDS - GENEROUS GARDEN - DESIRABLE LOCATION

This attractive Victorian terraced house, built in circa 1900, offers a delightful blend of period features and modern living. With its appealing façade and well-proportioned rooms, this property is perfect for those seeking a home in a popular and vibrant location. The house boasts two generously sized bedrooms. The accommodation is spread over three storeys, allowing for a comfortable and versatile living arrangement. The main living room is inviting, making it an ideal space for entertaining guests or enjoying quiet evenings at home.

Situated just off Chatsworth Road, residents will find themselves within easy reach of a variety of shops, bars, and schools, catering to all your daily needs. Additionally, the nearby Somersall Park offers a lovely green space for leisurely strolls or outdoor activities, enhancing the appeal of this location. One of the key advantages of this property is that it comes with no upward chain, allowing for a smooth and straightforward purchasing process. This Victorian gem is not just a house; it is a wonderful opportunity to create a home in a sought-after area of Chesterfield.

- Attractive Victorian Terrace in Desirable Location
- Two Good Sized Bedrooms
- Generous Living Room
- Well Equipped Kitchen
- Modern family Bathroom
- Good Sized Garden with Useful Outhouse
- Close to Good Amenities and Highly Regarded Schools
- Ready Immediately - No Upward Chain
- EPC Rating: E

General

Gas central heating (Worcester Greenstar combi boiler)
uPVC double glazed sealed units throughout. Two Velux double glazed windows on the second floor.
Gross internal floor area - 73.5 sq.m./791 sq.ft.
Council Tax Band - A
Tenure - Freehold
Infant & Junior School Catchment Area - Westfield Infant School & Old Hall Junior School
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Living Room

13'0" x 12'1" (3.96m x 3.68m)
Entering through the wooden front door there is a feature fireplace.
A built-in airing cupboard houses the Worcester Greenstar combi boiler.

Kitchen

9'9" x 9'6" (2.97m x 2.90m)
Having a fitted range of wall and base units with a complimentary matching work surface and a 1.5 bowl stainless steel sink with mixer tap. Integrated oven, four ring gas hob and extractor above.
Included in the sale are the fridge/freezer and the washing machine.
Space and plumbing is provided for a slimline dishwasher.
A built-in under stairs store cupboard houses the gas and electric meters.
Laminate flooring and downlighting.
A door gives access on to the rear garden.

On The First Floor

Bedroom One

13'0" x 12'0" (3.96m x 3.66m)
A front facing double bedroom having built-in wardrobes with sliding doors.
LVT flooring.

Bathroom

Having a 'P' shaped panelled bath with electric shower over and a glass shower screen, pedestal wash hand basin and low flush WC.
Vinyl flooring.

On the Second Floor

Attic Bedroom

15'0" x 13'0" (4.57m x 3.96m)
A good sized room with two Velux windows and eaves access.

Outside

To the front there is a forecourt garden. On street parking is available.

To the rear there is a paved patio area with a lawn and a useful brick outhouse.



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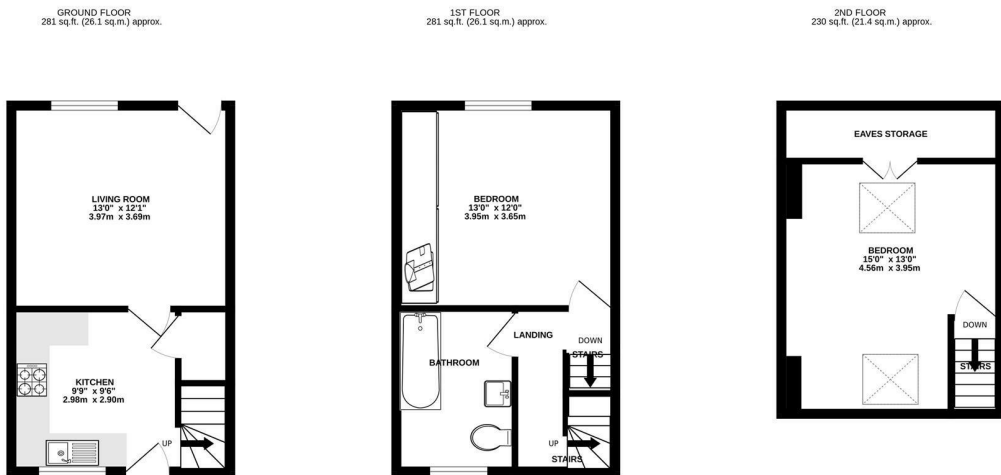
THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(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



TOTAL FLOOR AREA: 791 sq.ft. (73.5 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, kitchen appliances, 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.

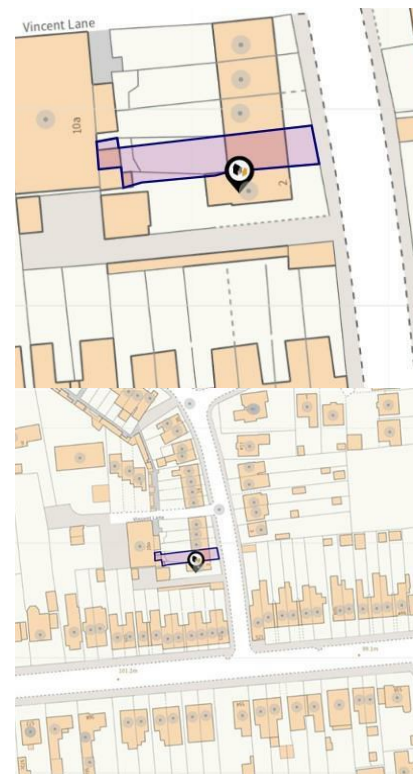
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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.



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wilkins-varDY.co.uk