



82 Foljambe Avenue,
Walton, S40 3EX

GUIDE PRICE

£300,000

W
WILKINS VARDY

GUIDE PRICE

£300,000

GUIDE PRICE £300,000 TO £325,00

DETACHED FAMILY HOME - THREE BEDS - TWO RECEPTION ROOMS - NO UPWARD CHAIN

Offered for sale with no upward chain is this delightful detached house which presents an excellent opportunity for families and individuals alike. Spanning 1154 sq. ft., the property benefits from two comfortable reception rooms, one of which has French doors opening onto the rear garden, a breakfast kitchen with integrated cooking appliances, three well proportioned bedrooms and a shower room/WC. An integral garage and driveway parking are also provided, together with an attractive enclosed east facing rear garden.

Located in a popular and sought after residential neighbourhood, the property is well placed for accessing the local amenities in Brampton and Walton, and readily accessible for commuter links towards Chesterfield and the Peak District.

- Extended Detached Family Home
- Two Good Sized Reception Rooms
- Breakfast Kitchen with Integrated Cooking Appliances
- Three Double Bedrooms
- Shower Room/WC
- Integral Garage & Car Standing Space
- Enclosed East Facing Rear Garden
- NO UPWARD CHAIN
- Brookfield School Catchment Area
- EPC Rating: D

General

Gas central heating (Worcester Greenstar Junior Combi Boiler)
uPVC sealed unit double glazed windows and doors (except window in under stairs storage cupboard)
Gross internal floor area - 107.3 sq.m./1154 sq.ft. (including Garage)
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

Storm Porch

A composite door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

14'1 x 12'3 (4.29m x 3.73m)

A good sized front facing reception room having a feature fireplace with log burner sat on a tiled hearth.

Breakfast Kitchen

13'10 x 10'4 (4.22m x 3.15m)

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

Belfast sink with mixer tap.

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

Space and plumbing is provided for a washing machine

Built-in under stair storage cupboard.

Vinyl flooring.

A uPVC double glazed door gives access onto the rear of the property.

Lounge/Dining Room

18'2 x 13'6 (5.54m x 4.11m)

A spacious reception room having uPVC double glazed French doors which overlook and open onto the rear of the property.

A door from this room gives access into the garage.

On the First Floor

Landing

Bedroom One

12'3 x 9'10 (3.73m x 3.00m)

A good sized front facing double bedroom having two built-in storage cupboards.

Bedroom Two

11'5 x 8'9 (3.48m x 2.67m)

A good sized front facing double bedroom having a built-in wardrobe.

Bedroom Three

10'4 x 8'5 (3.15m x 2.57m)

A side facing double bedroom having a built-in storage cupboard housing the gas boiler.

Shower Room

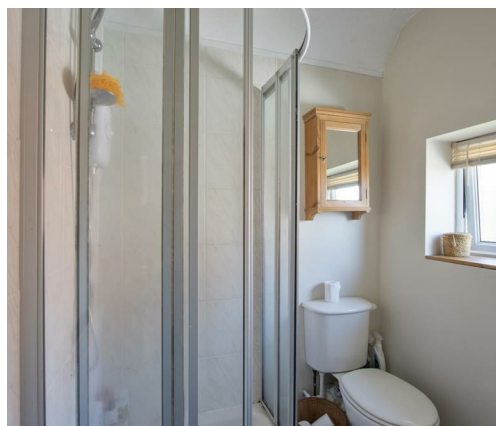
Being part tiled and fitted with a white 3-piece suite comprising of a corner shower cubicle with electric shower, pedestal wash hand basin and a low flush WC.

Hardwood flooring.

Outside

To the front of the property there is a lawned garden, alongside a block paved drive providing off street parking and leading to the Integral Garage having an 'up and over' door, light and power.

To the rear of the property there is a paved patio and lawned garden with well stocked borders and a central stone path which leads to a further seating area/hardstanding for a garden shed. There is also an Outside WC and store.



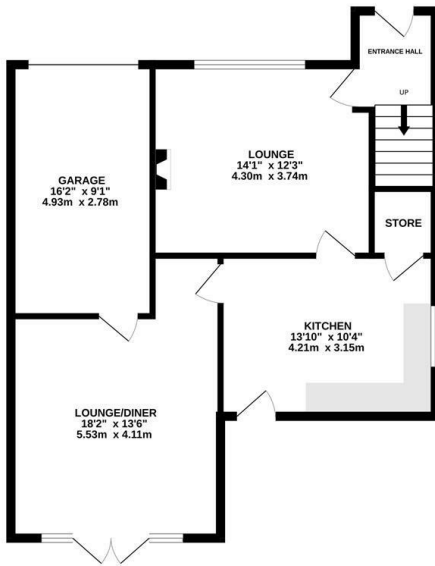
aprift
Know any property instantly

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.

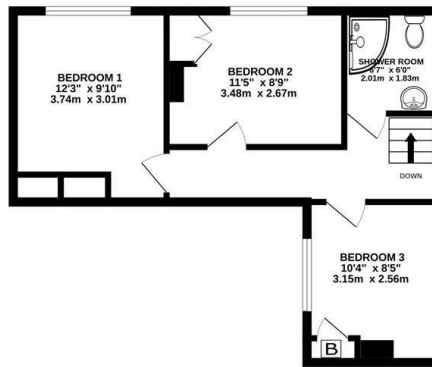
See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq.ft. (107.3 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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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, log burner, 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.

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	57	77
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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