



27 Netherleigh Road,  
Ashgate, S40 3QJ

OFFERS IN THE REGION OF

£285,000

W

WILKINS VARDY

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£285,000

DETACHED BUNGALOW - REQUIRING SOME COSMETIC UPGRADING/REFURBISHMENT - NO CHAIN

Offered for sale with no upward chain and occupying a cul-de-sac position is this delightful three bedroomed detached bungalow which requires a scheme of cosmetic upgrading/refurbishment. Offering 837 sq.ft. of accommodation, the property also includes a generous 'L' shaped lounge/diner, a fitted kitchen with some integrated appliances, three bedrooms, all having built-in storage, bathroom and cloaks/WC. With a detached single garage and mature gardens, this property would make an ideal home for a family or for someone looking to downsize.

With its prime location in Chesterfield, residents will enjoy easy access to local amenities, schools, and transport links. Don't miss the chance to make this delightful property your own.

- Detached Bungalow in Cul-de-Sac Position
- Requiring some Cosmetic Upgrading/Refurbishment
- 'L' Shaped Lounge/Diner
- Fitted Kitchen with some Integrated Appliances
- Bathroom & Cloaks/WC
- Three Good Sized Bedrooms
- Detached Single Garage & Driveway Parking
- Mature Lawned Gardens to the Front and Rear
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Worcester Greenstar Boiler)  
uPVC double glazed windows and timber framed double glazed doors  
Gross internal floor area - 77.7 sq.m./837 sq.ft.  
Council Tax Band - D  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

Storm Porch

Having a timber framed double glazed front entrance door with matching side panel which opens into a ...

Entrance Hall

With doors giving access to a cloaks/WC and lounge/diner.

Cloaks/WC

Being part tiled and fitted with a 2-piece white suite comprising of a low flush WC and wash hand basin.

'L' Shaped Lounge/Diner

19'11 x 18'6 (6.07m x 5.64m)  
A spacious dual aspect room having a feature stone fireplace with extends to the side to provide TV standing.  
uPVC double glazed sliding patio doors open onto the side of the property.

Kitchen

10'10 x 8'4 (3.30m x 2.54m)  
Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.  
Inset single drainer sink with mixer tap.  
Integrated appliances to include a fridge, freezer, electric oven and hob with extractor over.  
Space and plumbing is provided for a washing machine.  
Vinyl flooring.  
A timber framed double glazed door gives access onto the side of the property.

Inner Hall

Having two built-in cupboards, one housing the gas boiler and the other housing the hot water cylinder.

Family Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a walk-in bath with seat and electric shower over, semi recessed wash hand basin with storage above, below and to the side, and a low flush WC.  
Vinyl flooring.

Bedroom One

11'7 x 10'11 (3.53m x 3.33m)  
A rear facing double bedroom, having built-in wardrobes along one wall and some fitted shelving.

Bedroom Two

11'7 x 8'4 (3.53m x 2.54m)  
A rear facing double bedroom having built-in wardrobes across one wall and some fitted shelving.

Bedroom Three

8'7 x 8'4 (2.62m x 2.54m)  
A side facing single bedroom, which currently has fitted shelving and storage.

Outisde

To the front of the property there is a concrete drive providing off street parking for one car, which leads to a Detached Single Garage with 'up and over' door and rear personnel door. There is also a lawned garden with planted corner beds and a path leading up to the front entrance door.

To the side and rear of the property there is a paved patio and lawned gardens with mature borders of plants, trees and shrubs. There are also two attached garden stores attached to the rear of the garage.





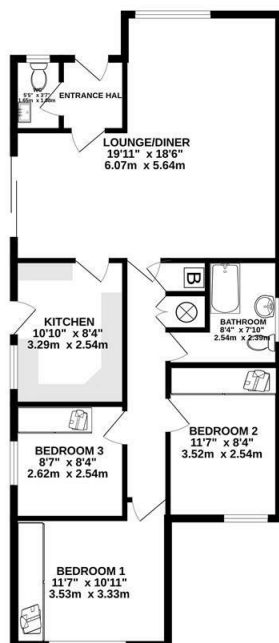
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THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

*See Below!*

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR

GROUND FLOOR  
837 sq ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here 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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Consultant.

## Energy Efficiency Rating

| Very energy efficient - lower running costs | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | <b>83</b>               |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         | <b>63</b>               |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

## Environmental Impact (CO<sub>2</sub>) Rating

| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential               |
|-----------------------------------------------------------------|---------|-------------------------|
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |



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