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estate agents

14 New Queen Street
Newbold, Chesterfield, S41 7ET

Guide price £200,000

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Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!!

Early viewing is highly recommended of this deceptively spacious PERIOD THREE DOUBLE BEDROOM SEMI DETACHED HOUSE which retains many original characters and is ideally suited to either first time buyers or small families alike! Located in this extremely sought after residential area and being situated with easy access to the town centre, train station, hospital, college, bus routes ,major commuter network road links to Sheffield, Derby, Nottingham via A61/A617/M1 motorway also within Brookfield School Catchment!

Internally the well maintained and presented accommodation which does require some modernisation benefits from over 1000 Sq Ft of family living space and enjoys gas central heating (boiler serviced) and mostly uPVC double glazing. Includes front entrance porch to entrance hall, front reception room, dining room with contemporary fireplace and rear kitchen with integrated oven and hob. To the first floor there is a spacious landing with useful store room having access to the attic with scope for conversion (subject to consents) main double bedroom, and two further double bedrooms, fully tiled family bathroom with 4 piece suite.

Front decorative railing above low level brick wall with low maintenance area of plum slate. Shared access gennel to the rear. Gate leads into the fully blocked paved rear garden which is ideal for low maintenance. Side brick boundary and decorative fencing. Ideal setting out outside social and family entertaining. Mature tree and garden shed.

Additional Information

Gas Central Heating-Glow worm boiler (serviced)
Mostly uPVC Double Glazed Windows(wooden sealed unit window to lounge)
Gross Internal Floor Area - 93.9 Sq.m / 1010.6 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area - Brookfield Community School





Front Entrance Porch

Front composite entrance door

Spacious Entrance Hall

16'4" x 3'3" (4.98m x 0.99m)

Access to ground floor living accommodation. Stairs climb to the first floor.

Reception Room

12'11" x 11'0" (3.94m x 3.35m)

Lovely family reception room with front aspect wooden sealed unit bay window. Stone fireplace with slate hearth and gas-fire. Cupboard with gas meter.

Dining Room

12'11" x 11'6" (3.94m x 3.51m)

A second reception room with rear aspect window. Contemporary feature fireplace with marble back & hearth and gas fire.

Rear Kitchen

10'1" x 8'0" (3.07m x 2.44m)

Comprising of a range of base and wall cupboards with complimentary work surfaces over with inset stainless steel sink units having tiled splash backs. Space for fridge, freezer, washing machine and dishwasher. Integrated electric oven and has hob with extractor fan. Glow worm boiler (serviced) Rear uPVC door to the garden. Useful pantry store.

First Floor Landing

13'0" x 5'6" (3.96m x 1.68m)

Store cupboard with access to the insulated loft space. (Scope for conversion subject to consents)

Store Room

6'0" x 3'7" (1.83m x 1.09m)

A useful store cupboard with access to the insulated loft space which has scope for conversion (subject to consents)

Front Double Bedroom One

12'11" x 10'11" (3.94m x 3.33m)

A generous main bedroom with front aspect window.

Rear Double Bedroom Two

13'0" x 8'9" (3.96m x 2.67m)

Second good sized double bedroom with rear aspect window.

Front Double Bedroom Three

12'11" x 7'3" (3.94m x 2.21m)

Third double bedroom with front aspect window.





Fully Tiled Family Bathroom 10'1" x 8'0" (3.07m x 2.44m)

A spacious family bathroom with 4 piece White suite which comprises of shower cubicle with electric shower, bathtub, pedestal wash hand basin and low level WC. Airing cupboard with cylinder water tank and header tank.

Outside

Front decorative railing above low level brick wall with low maintenance area of plum slate. Shared access gennel to the rear. Gate leads into the fully blocked paved rear garden which is ideal for low maintenance. Side brick boundary and decorative fencing. Ideal setting out outside social and family entertaining. Mature tree and garden shed.



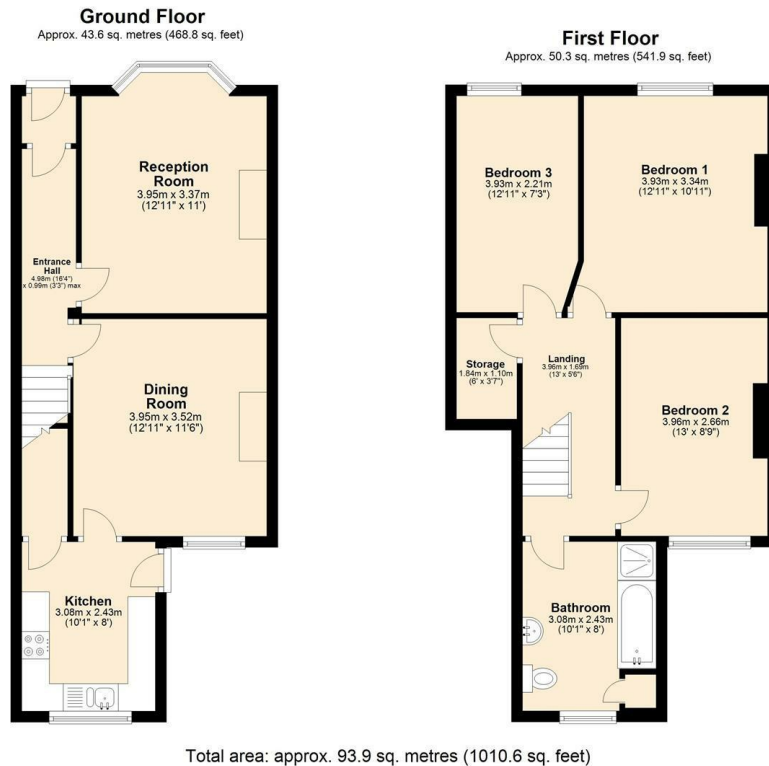
School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

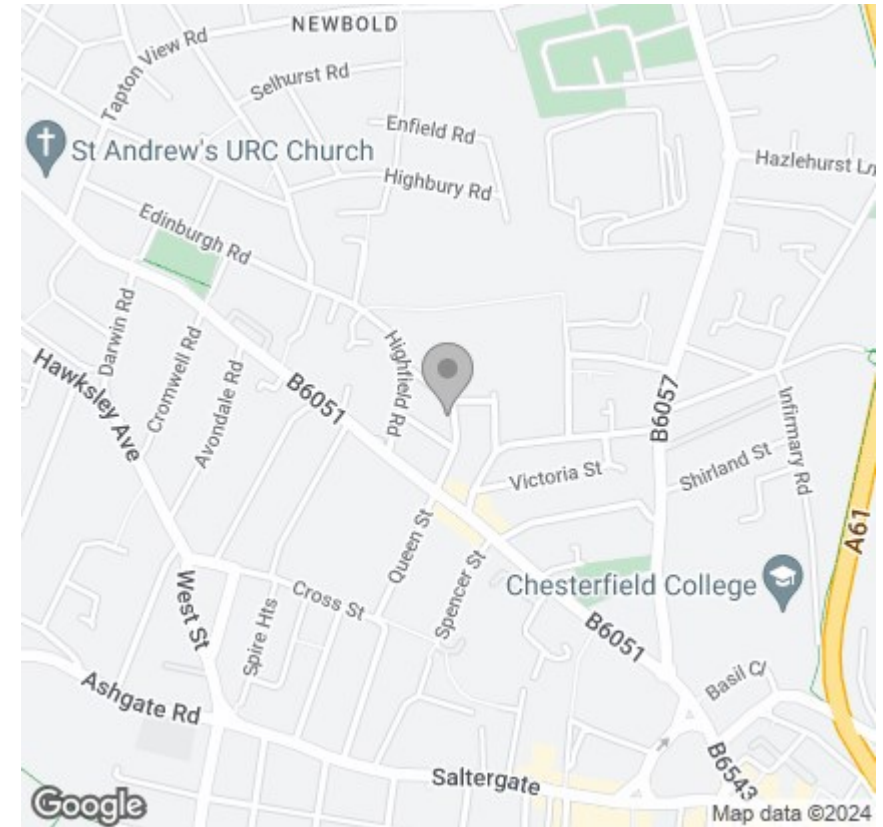


Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



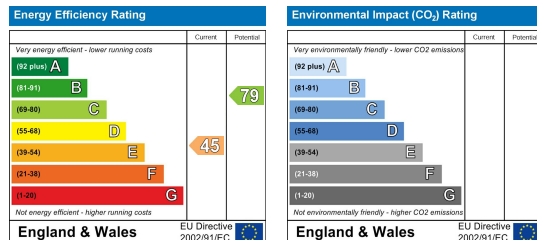
Area Map



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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, 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.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

