



w**ards**
estate agents

437 Chatsworth Road

Brampton, Chesterfield, S40 3AD

£150,000

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

Ideal starter home for first time buyers, small families or investors alike!!

Potential Yield of around 5- 6% per annum base upon a purchase price of £150,000 and a monthly rent of £695

Early viewing is highly recommended of this well presented and maintained TWO DOUBLE BEDROOM MID TERRACE HOUSE which is situated in this extremely ever popular residential location within the BROOKFIELD SCHOOL CATCHMENT, in the Heart of Brampton within such close proximity of all local amenities, shops, cafes, schools, bus routes and within easy reach of the National Peak Park.

Internally the accommodation benefits from gas central heating with a Combi Boiler (serviced), uPVC double glazing, new roof 2014 and comprises of front reception room with inset hearth, separate dining room with French doors onto the garden and fitted integrated kitchen. To the first floor main double bedroom with fitted mirror fronted wardrobes, second versatile double bedroom which could be used for office or home working space and partly tiled family bathroom with White 3 piece suite (refitted in 2022)

Good sized rear enclosed garden with fenced boundaries. Includes a block paved area leading through to stepping stone paved area which in turn leads down to a children play area and a decking area to the end of the garden which is perfect for social & family outside entertaining.

Additional Information

Gas Central Heating- Potterton Combi Boiler (2019) serviced with Blue Flame
uPVC Double Glazed Windows
New Roof - 2014
New bathroom fitted 2022
Gross Internal Floor Area - 52.3 Sq.m. /563.2 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area - Brookfield Community School





Reception Room

11'8" x 10'10" (3.56m x 3.30m)

Front aspect window. Feature Stone Lintel above a tiled hearth with gas burner. Side shelving and corner meter cupboard. Original wooden floors and feature ceiling beams.

Dining Room

9'0" x 8'8" (2.74m x 2.64m)

Second reception room with very useful under stairs store cupboard. Original wooden floor. French wood framed doors to the rear garden. Stairs lead to the first floor.

Kitchen

8'8" x 6'8" (2.64m x 2.03m)

Comprises of range of base and wall units with complimentary work surfaces over having inset stainless steel sink unit. Integrated Electric Oven and Hob. Space available for fridge/freezer, washing machine and slimline dishwasher.

First Floor

Front Double Bedroom One

11'8" x 10'11" (3.56m x 3.33m)

Front aspect uPVC fire escape window. A good sized double bedroom with range of mirror wardrobes. Laminate flooring.

Rear Double Bedroom Two

9'2" x 9'1" (2.79m x 2.77m)

A versatile double bedroom with rear aspect window which could be used as office or home working . Potterton Combi Boiler (2019) - serviced with Blue Flame. Useful over stair cupboard. aminate flooring.

Modern Family Bathroom

6'4" x 5'10" (1.93m x 1.78m)

Being partly tiled and comprising of a White 3 piece suite which includes bath with rainfall mains shower & shower attachment/shower screen, wash hand basin with fountain tap and set in vanity unit and low level WC. Chrome heated towel rail and tiled flooring.

Outside

Good sized rear enclosed garden with fenced boundaries. Includes a block paved area leading through to stepping stone paved area which in turn leads down to a children play area and a decking area to the end of the garden which is perfect for social & family outside entertaining. This property has a right of way over the neighbouring house to enable access to the front.



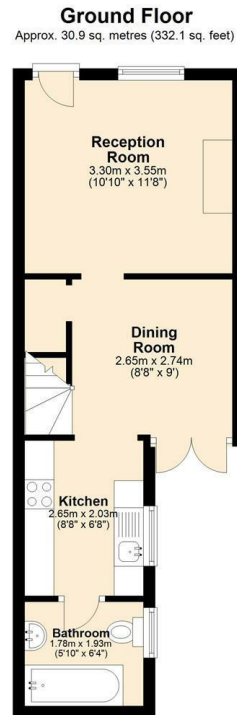


School catchment areas

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

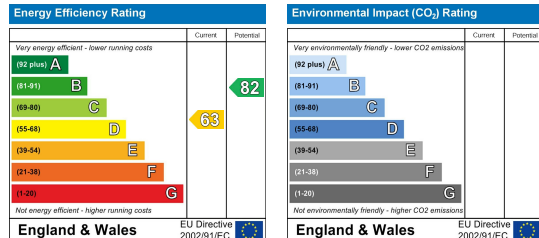


Total area: approx. 52.3 sq. metres (563.2 sq. feet)

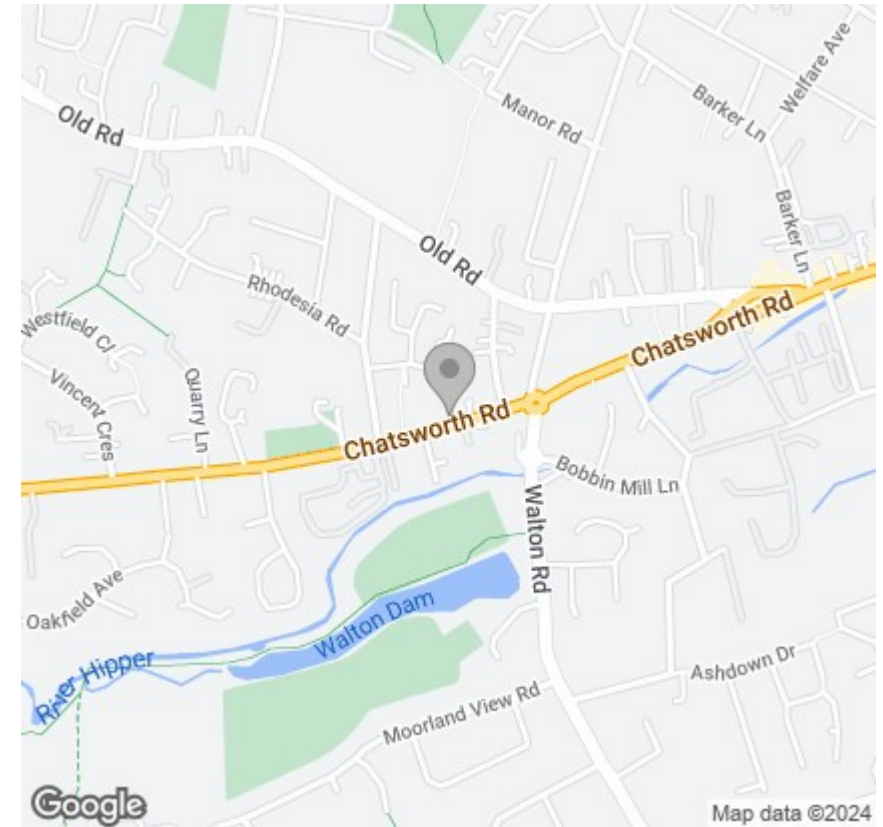
Viewing

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



Area Map



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.

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