



**w****ards**  
estate agents

**23 Foljambe Road**  
, Chesterfield, S40 1NN

**£160,000**



## 23 Foljambe Road

Chesterfield, S40 1NN

Internal Viewing is Highly Recommended of this superbly presented and upgraded TWO DOUBLE BEDROOM END TERRACED HOUSE which is situated in this extremely popular town centre location. Ideal for all local amenities, restaurants, bars, bus routes, leisure centre & train station!.

Perfect as a first time buyer starter home, small family or investors alike!

Internally the neutrally decorated accommodation benefits from gas central heating with a Combi boiler, uPVC double glazing and comprises of front reception room with bay window, dining room and rear integrated kitchen. To the first floor main double bedroom with fitted wardrobes, second versatile bedroom which could be used for office or home working and partly tiled shower room with 3 piece suite.

Front forecourt garden area. Rear enclosed gardens with fenced boundaries. Stone paved patio and lawn area. Sleeper raised beds set with mature plants. Outside water tap. Right of way over the neighbours garden to access the front.







### **Additional Information**

uPVC double glazing  
New internal doors  
New Roof in 2013  
Gas central heating-Combi Boiler serviced with British Gas  
Gross Internal Floor Area - 69.3 Sq.m / 745.5 Sq.Ft.  
Council Tax Band - A  
Primary School Catchment Area - Brookfield Community School

### **Reception Room**

11'9" x 11'8" (3.58m x 3.56m)  
Front family reception room with front bay window. Composite entrance door. Electric Stove. Feature radiator.

### **Inner Hallway**

Access door to the cellar where the utility meters are found.

### **Dining Room**

11'10" x 11'9" (3.61m x 3.58m)  
A second good sized reception room with rear aspect window. Access to the staircase to first floor.

### **Integrated Kitchen**

9'0" x 6'1" (2.74m x 1.85m)  
Comprising of a range of base and wall units with complimentary work surfaces having inset stainless steel sink unit. Integrated electric oven, gas hob and chimney extractor fan above. Space for washing machine and fridge/freezer. Rear uPVC door to the gardens.

### **First Floor Landing**

14'10" x 3'3" (4.52m x 0.99m)  
Access to the loft space where the Combi boiler is located (It is serviced with British Gas)







### **Front Double Bedroom One**

11'9" x 11'9" (3.58m x 3.58m)

Main double bedroom with range of two double fitted floor to ceiling wardrobes.

### **Rear Double Bedroom Two**

11'9" x 8'2" (3.58m x 2.49m)

A second double bedroom with rear aspect window which overlooks the gardens.

### **Partly Tiled Shower Room**

9'0" x 6'1" (2.74m x 1.85m)

Comprising of a 3 piece suite which includes shower area with mains shower, low level WC and wash hand basin set in attractive vanity units. Chrome heated towel rail and wall vanity mirror.

### **Outside**

Front forecourt garden area. Rear enclosed gardens with fenced boundaries. Stone paved patio and lawn area. Sleeper raised beds set with mature plants. Outside water tap. Right of way over the neighbours garden to access 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.



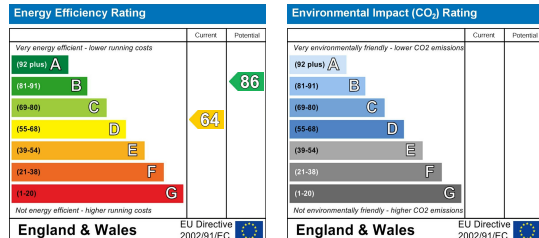
## Floor Plan



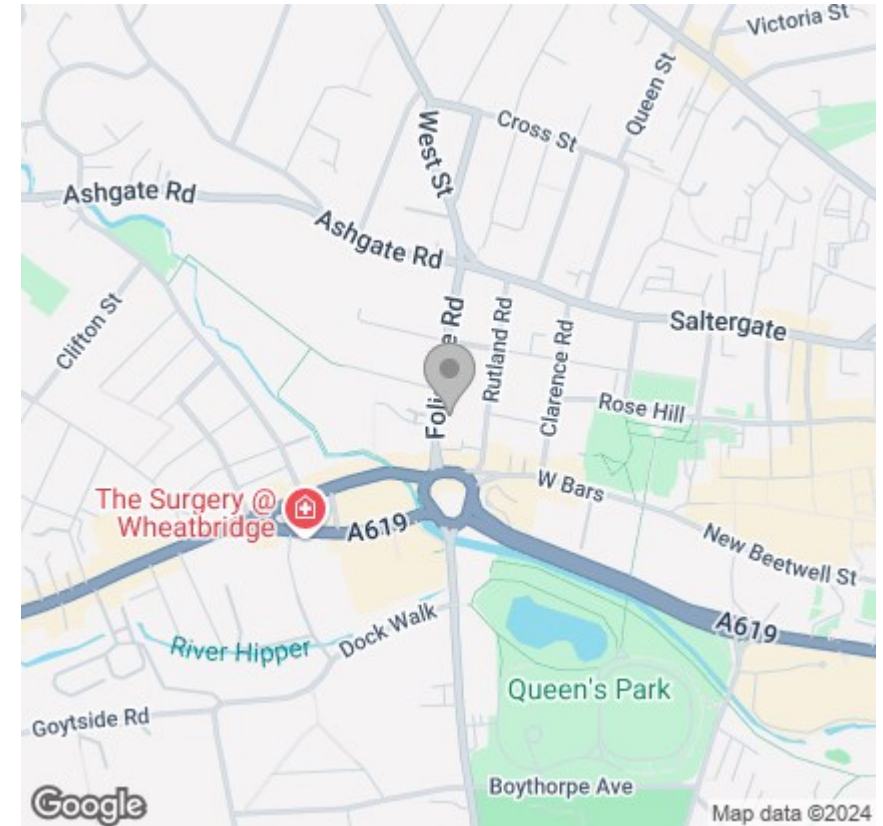
## Viewing

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.