



w**ards**
estate agents

23 Foljambe Road
, Chesterfield, S40 1NN

£160,000

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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

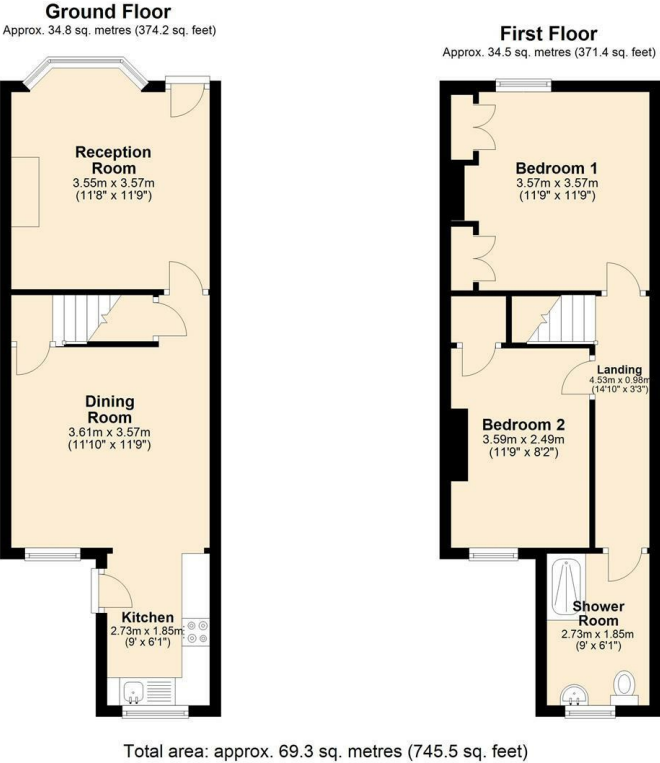
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School catchment areas

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

