



wAards
estate agents

7 Pevensey Avenue

, Chesterfield, S41 8QF

Offers in the region of £230,000

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Chesterfield, S41 8QF

Offered to the market with NO CHAIN & IMMEDIATE POSSESSION

Well maintained traditional bay fronted THREE BEDROOM SEMI DETACHED HOUSE! Situated in this ever popular and immensely sought after residential location in the suburb of Newbold, close to all local amenities, schools, bus routes and close to the town centre & train station for easy commuting via the main road links including A61/A617/M1 motorway.

Internally the accommodation requires some updating and currently benefits from gas central heating with a Combi boiler, uPVC double glazing and includes on the ground floor:- front entrance porch into the hallway, front bay fronted reception room, dining room and fitted kitchen with rear hallway and ground floor WC.

To the first floor main bay fronted double bedroom with full range of fitted wardrobes and dressing table, second double bedroom again with range of fitted wardrobes and low level range of complementary drawers, third versatile bedroom which could be used as office/home working space. There is a fully tiled wet/shower room with a 3 piece suite.

Low stone front boundary wall with front mature gardens with lawn and established borders. Driveway provides ample off road parking spaces and leads to the detached brick garage at the rear.

Well tended enclosed rear gardens with patio, neatly maintained lawns and established borders stocked with an abundance of plants, shrubbery and trees. Further sun seating area to the bottom of the garden. There is a greenhouse and water tap.

Additional Information

Light fittings, curtains, blinds, carpets all included in the sale.

Gas Central Heating-Vaillant Combi boiler
uPVC double glazed windows
Gross Internal Floor Area- 97.3 Sq.m/ 1047.4 Sq.Ft.
Council Tax Band -C
Secondary School Catchment Area - Outwood Academy Newbold





Front Entrance Porch

6'7" x 2'10" (2.01m x 0.86m)

Side uPVC entrance door leads into the front porch. Internal door into the hallway.

Entrance Hall

11'6" x 6'1" (3.51m x 1.85m)

With useful under stairs storage space and wooden flooring. Stairs to the first floor.

Reception Room

13'0" x 12'11" (3.96m x 3.94m)

Spacious family reception room with front aspect bay window. Original tiled fireplace which accommodates a gas-fire. Downlighting.

Dining Room

10'4" x 7'7" (3.15m x 2.31m)

uPVC French doors which provide views over the rear gardens. Wooden flooring.

Tiled Kitchen

9'0" x 8'6" (2.74m x 2.59m)

Rear aspect window which overlooks the rear gardens. Wall mounted Vaillant Combi boiler. Range of base units with inset sink. Useful bin storage cupboards. Space for cooker and washing machine. Glazed door to the dining room. Door to side porch area and access to the ground floor WC

Pantry

4'5" x 2'8" (1.35m x 0.81m)

Useful additional storage pantry.

W/C

5'11" x 2'8" (1.80m x 0.81m)

Low level WC

First Floor Landing

8'1" x 7'7" (2.46m x 2.31m)

Access via a retractable ladder to the attic space. Range of fitted wardrobes.

Front Double Bedroom One

13'6" x 11'5" (4.11m x 3.48m)

Main double bedroom with front aspect bay window. Floor to ceiling range of fitted wardrobes with top boxes for storage. Complementary dressing drawer table with mirror.

Rear Double Bedroom two

11'5" x 10'3" (3.48m x 3.12m)

Second double bedroom with rear aspect window overlooking the rear gardens. Range of fitted wardrobes with complementary low level drawer base. Additional built in storage cupboard.





Front Single Bedroom Three 7'7" x 7'1" (2.31m x 2.16m)

A versatile third bedroom with front aspect window. Could also be used for office/study or home working space. Built in storage cupboard.

Wet Shower Room 7'7" x 5'6" (2.31m x 1.68m)

Being fully tiled and comprising of a 3 piece suite which includes a wall mounted wash hand basin, wet shower area with electric shower and low level WC. Two rear aspect windows.

Detached Brick Garage 15'10" x 9'8" (4.83m x 2.95m)

Electric doors, power and lighting.

Outside

Low stone front boundary wall with front mature gardens with lawn and established borders. Driveway provides ample off road parking and leads to the detached brick garage at the rear.

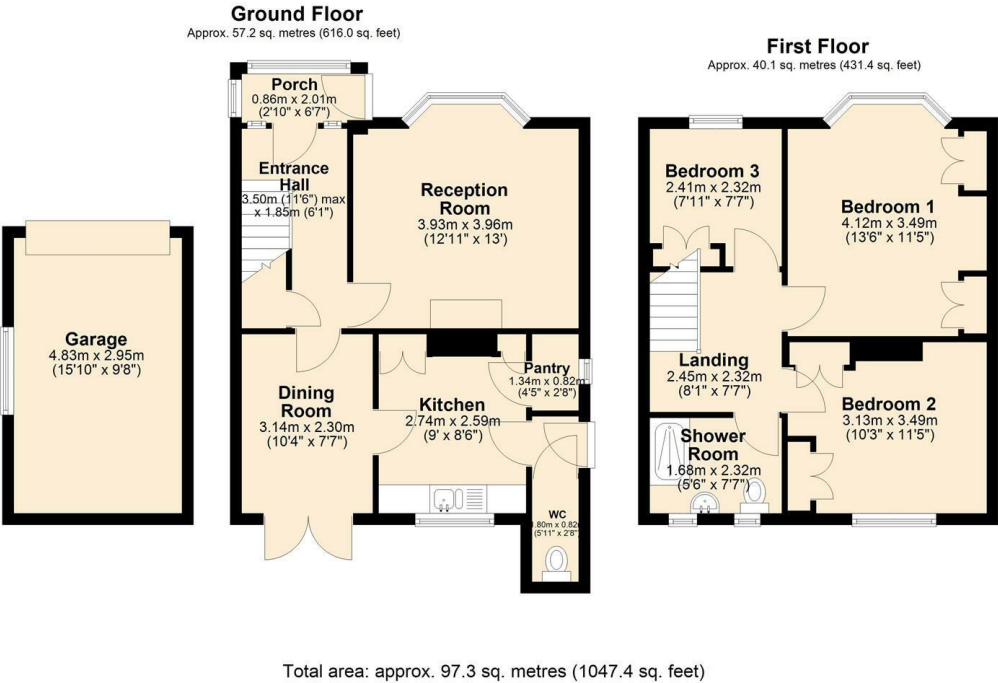
Well tended enclosed rear gardens with patio, neatly maintained lawns and established borders stocked with an abundance of plants, shrubbery and trees. Further sun seating area to the bottom of the garden. There is a greenhouse and water tap.

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.

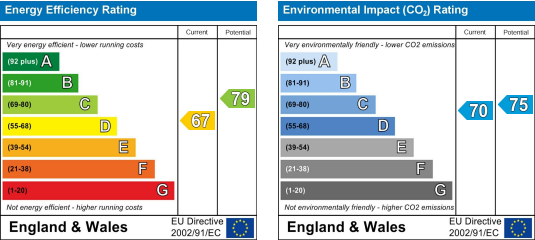
Floor Plan



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.

