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estate agents

46 Vincent Crescent

Brampton, Chesterfield, S40 3NP

Guide price £150,000

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Guide Price £150,000 - £160,000

Offered with NO CHAIN & IMMEDIATE POSSESSION!!

Early viewing is highly recommended of this well maintained TWO DOUBLE BEDROOM MID TERRACED HOUSE which is situated in this extremely popular residential location which is within the Brookfield School Catchment. Perfect for first time buyers, small families or investors alike!

Potential Yield of approx 5% pa based upon a purchase price of £175,000 and a monthly rent of £675

Perfectly situated for Brookfield School, Westfield Infants & Old Hall Juniors. Popular location with local wine bars, coffee shops and boutiques on the doorstep. Convenient for Chesterfield Town Centre/Bakewell Bus Routes, Access to M1 & National Peak Park.

Internally the accommodation benefit from gas central heating with Combi Boiler (2 years old & serviced) uPVC double glazing and comprises of front entrance porch to front lounge, rear dining kitchen. To the first floor two double bedrooms and fully tiled family bathroom with 3 piece suite.

Front low brick walling with shared access gate to forecourt garden. Enclosed rear gardens mature hedge boundaries and low maintenance Stone patio with feature inset sun dialed area. Rear gated access to outside store.

Additional Information

Gas Central Heating-Ideal Combi Boiler - 2 years old & with Gas Certificate.
uPVC Double Glazed Windows
Electrical Certificate
Gross Internal Floor Area - 62.6 Sq.m. / 674 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area - Brookfield Community School

Entrance Porch

4'8 x 3'4 (1.42m x 1.02m)

uPVC entrance door into the lounge.

Lounge

12'3 x 9'9 (3.73m x 2.97m)

Front aspect window. Fireplace with marble back and hearth and gas-fire. Door to staircase to first floor.





Dining Kitchen

12'10 x 11'11 (3.91m x 3.63m)

Comprises of a range of Shaker Oak style base and wall units with complimentary work surfaces over and inset stainless steel sink unit with tiled splash backs. Space for cooker (included) space for fridge and washing machine. Useful Pantry with utility meters. uPVC door to the rear garden.

First Floor Landing

5'9 x 5'0 (1.75m x 1.52m)

Access to bedrooms and family bathroom

Front Double Bedroom One

12'3 x 9'10 (3.73m x 3.00m)

Front aspect window. Ideal Combi Boiler - 2 years old and serviced.

Rear Double Bedroom Two

11'11 x 7'7 (3.63m x 2.31m)

Rear aspect window which overlooks the rear garden. Loft access.

Fully Tiled Family Bathroom

8'7 x 5'0 (2.62m x 1.52m)

Comprising of a White 3 piece bathroom suite which includes panelled bath with mains shower above and shower screen, wash hand basin and low level WC set in vanity housing units. Heated towel rail and Vinyl flooring.

Outside

Front low brick walling with shared access gate to forecourt garden. Enclosed rear gardens mature hedge boundaries and low maintenance Stone patio with feature inset sun dialed area. Rear gated access to outside store.



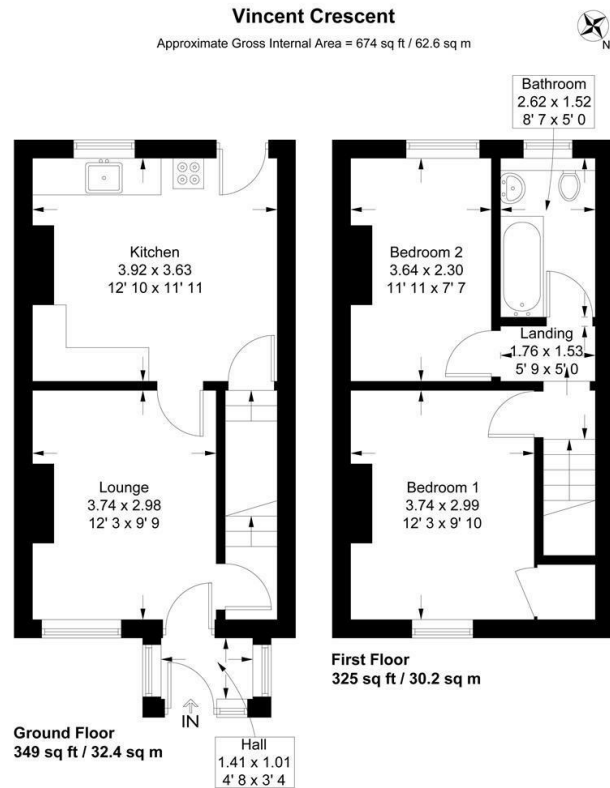
School catchment areas

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

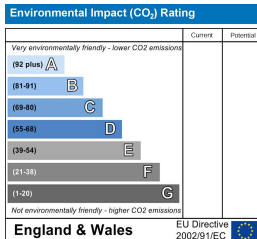
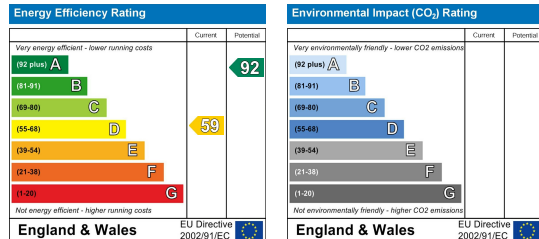


This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

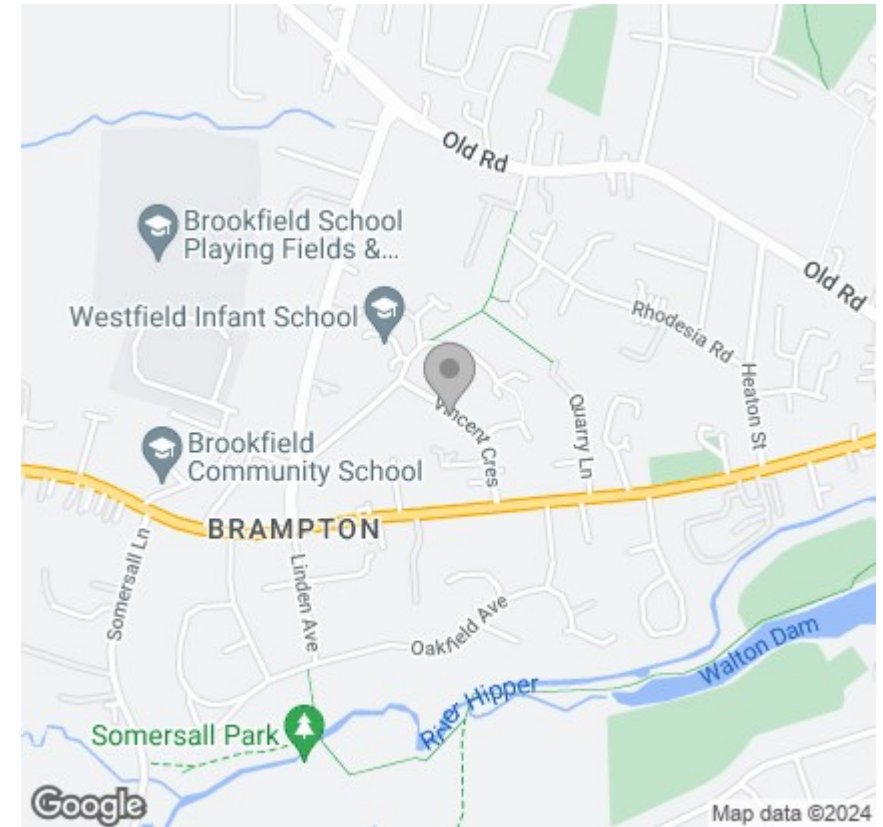
Viewing

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.

17 Glumangate, Chesterfield S40 1TX

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

