



188 Chatsworth Road,
Brampton, S40 2AR

OFFERS IN THE REGION OF

£159,950

W
WILKINS VARDY

£159,950

IDEAL FIRST TIME BUYER/STARTER HOME - RE-FITTED KITCHEN - SOUTH FACING REAR GARDEN

An ideal home for a young family or first time buyer, this two double bedroomed mid terraced house offers 917 sq.ft. of well proportioned accommodation. The property also features two good sized reception rooms, a re-fitted kitchen with integrated cooking appliances and a 4-piece bathroom, together with a generous south facing rear garden running down to the banks of the River Hipper.

Located on Chatsworth Road in the heart of Brampton, the property benefits from easy access to local amenities, schools, shops, bars and restaurants, making it an excellent choice for families and professionals alike.

- IDEAL STARTER HOME/FIRST TIME BUYER PROPERTY
- WELL PROPORTIONED MID TERRACE HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- RE-FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO GOOD SIZED DOUBLE BEDROOMS
- 4-PIECE BATHROOM
- GENEROUS SOUTH FACING REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- EPC RATING: D

General

Gas central heating (Ideal Instinct Combi Boiler)
uPVC sealed unit double glazed windows (two front windows have noise reduction glass) and composite doors (Installed in 2022)
Gross internal floor area - 85.2 sq.m./917 sq.ft.
Council Tax Band - A
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

Accessed through a gated shared passage, which leads to a composite door opening into a ...

Side Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

12'10 x 12'2 (3.91m x 3.71m)
A good sized front facing reception room, spanning the full width of the property.

Dining Room

13'0 x 12'10 (3.96m x 3.91m)
A second good sized rear facing reception room, spanning the full width of the property.
A door gives access to steps which lead down into a cellar.
An opening leads through into the ...

Re-Fitted Kitchen

11'11 x 7'0 (3.63m x 2.13m)
Being part tiled and fitted with a range of light grey wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless sink with mixer tap.
Integrated appliances to include an electric eye level oven and hob with extractor hood over.
Space and plumbing is provided for a washing machine, and there is space for an under counter fridge.
Tiled flooring.
An opening leads through into a ...

Rear Porch

Having tiled flooring and a uPVC double glazed door giving access onto the rear of the property.

On the First Floor

Landing

With loft access hatch and two built-in cupboards.

Bedroom One

12'10 x 12'2 (3.91m x 3.71m)
A good sized front facing double bedroom having a range of fitted bedroom furniture to include wardrobes and overhead storage units.

Bedroom Two

13'2 x 11'8 (4.01m x 3.56m)
A rear facing double bedroom having a built-in over stair store cupboard.

Bathroom

Being part tiled and fitted with a white 4-piece suite comprising a panelled bath, shower cubicle with electric shower, pedestal wash hand basin and a low flush WC.
Stripped and varnished wood flooring.

Outside

To the front of the property there is a walled, low maintenance forecourt garden.

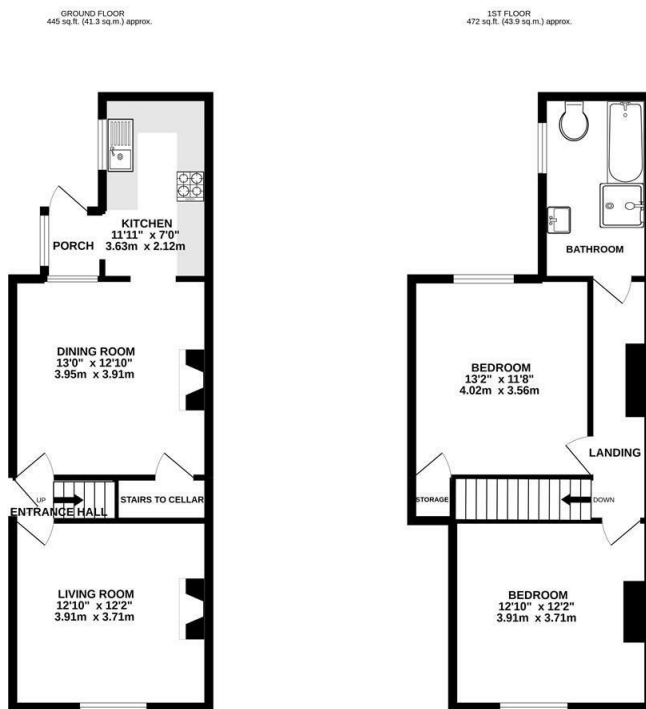
A gate to the front of the property gives access to a shared gennel which leads to the side entrance door and to the rear garden.

The good sized rear garden comprises of a walled paved patio with step down to a lawn with decorative plum slate bed with paved path beyond. At the bottom of the garden there is a further paved seating area.

Additional Information

The property is situated within fairly close proximity to the River Hipper and is understood to have been subject to a flood related insurance claim. The Environment Agency have identified this location as a potential flood risk. You are advised to obtain a flood risk assessment prior to purchase and ensure that adequate insurances are available.





TOTAL FLOOR AREA: 917 sq ft. (85.2 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Floorplan 12/12/22

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RICS



VIEWINGS

All viewings are to be arranged through the agent.

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, kitchen appliances, shower unit, plumbing installations, and electrical 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.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Parkside Community School 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 ensure satisfaction of their entry criteria.

Validation Of Offers

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. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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