



25 Vincent Crescent,  
Brampton, S40 3NW

£310,000

W  
WILKINS VARDY

# £310,000

'READY TO MOVE INTO' - WELL APPOINTED SEMI - RE-FITTED KITCHEN & BATHROOM - NO CHAIN

Offered for sale with no upward chain is this well presented semi detached home which has been cosmetically updated by the current owner. The property has been newly decorated throughout and benefits from new floor coverings, creating a fresh and move-in ready finish.

The accommodation comprises a good sized bay fronted living room, a re-fitted dining kitchen with French doors opening onto the rear, and a ground floor WC. To the first floor are three bedrooms and a re-fitted family bathroom.

Externally, the property benefits from off street parking to the front and a mature rear garden.

Situated in this desirable residential area, the property is just a short distance from the shops, bars and restaurants on Chatsworth Road and is within Brookfield School catchment. The property is also well placed for the Town Centre and for commuter links towards, Dronfield, Sheffield and the M1 Motorway.

- WELL APPOINTED SEMI DETACHED HOUSE
- BAY FRONTED LIVING ROOM
- CLOAKS/WC
- RE-FITTED BATHROOM
- NO UPWARD CHAIN
- NEWLY DECORATED WITH NEW FLOOR COVERINGS THROUGHOUT
- RE-FITTED KITCHEN/DINER WITH INTEGRATED COOKING APPLIANCES
- THREE GOOD SIZED BEDROOMS
- OFF STREET PARKING & MATURE REAR GARDEN
- EPC RATING: D

## General

Gas central heating  
Predominately uPVC sealed unit double glazed windows  
Gross internal floor area - 89.4 sq.m./ 963 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

A composite front entrance door with glazed side panel opens into a ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

12'0 x 12'0 (3.66m x 3.66m)  
A good sized bay fronted reception room.

## Dining Kitchen

19'3 x 13'4 (5.87m x 4.06m)  
A dual aspect room, spanning the full width of the property. Being part tiled and fitted with a range of modern shaker style wall, drawer and base units with complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include an electric oven and hob with extractor hood over.  
A door gives access to a useful built-in under stair pantry.  
Laminate flooring and downlighting.  
uPVC double glazed French doors overlook and open onto the rear of the property.

## Cloaks/WC

Being dual aspect, fitted with laminate flooring and having a low flush WC.  
Built-in cupboard.

## On the First Floor

## Landing

Having a built-in storage cupboard.

## Bedroom One

12'0 x 10'11 (3.66m x 3.33m)  
A good sized rear facing double bedroom.

## Bedroom Two

12'2 x 12'1 (3.71m x 3.68m)  
A good sized front facing double bedroom.

## Bedroom Three

10'0 x 7'4 (3.05m x 2.24m)  
A good sized rear facing single bedroom.

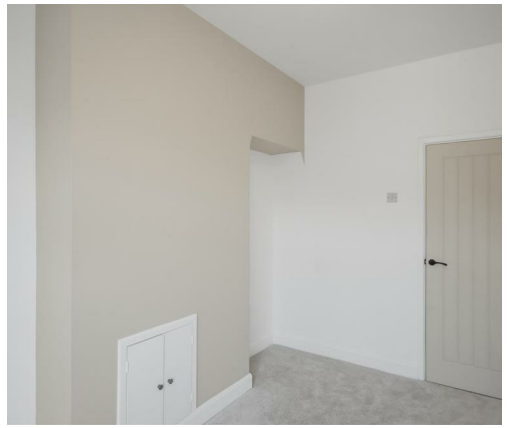
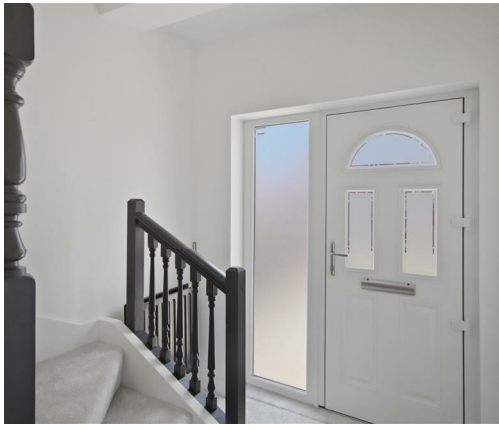
## Family Bathroom

Being part tiled and fitted with a modern white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush Wc.  
Heated towel rail.  
Tiled floor.

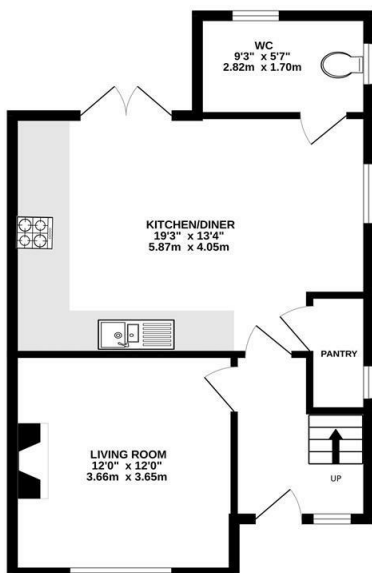
## Outside

Sees a walled frontage and pebble driveway providing car standing for one vehicle.

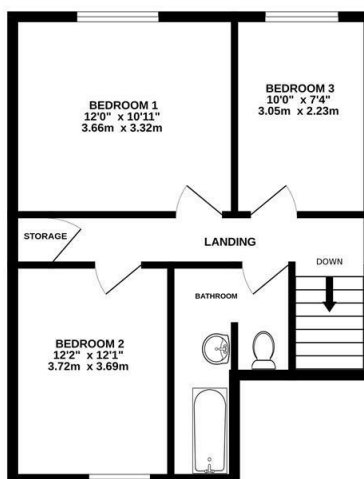
A block paved pathway to the side of the property leads to the rear garden where there is a block paved patio and a hardstanding area. Steps from the patio lead down to a block paved and pebble area, and there is also a lawn with planted side border and a paved seating area with pergola.



GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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RICS

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#### 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 Brookfield 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

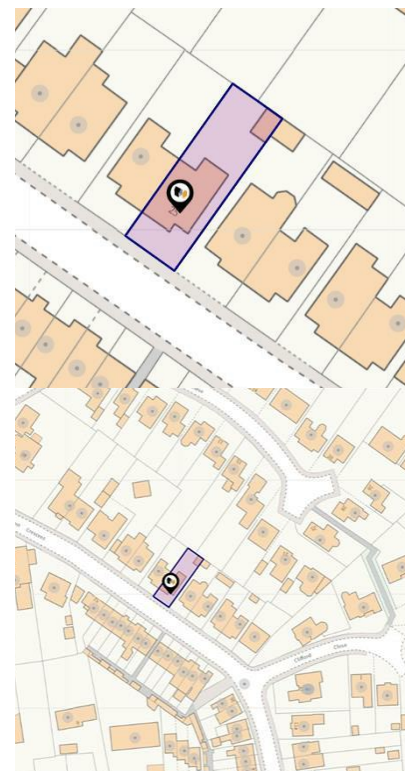
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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