



434 Derby Road,
Chesterfield, S40 2EU

£230,000

W
WILKINS VARDY

£230,000

DETACHED BUNGALOW - REQUIRING SOME COSMETIC UPGRADING/REFURBISHMENT - NO CHAIN

A detached bungalow offered for sale with no onward chain, requiring some cosmetic upgrading and refurbishment, offering an excellent opportunity for buyers looking to modernise and personalise a property to their own taste.

The accommodation briefly comprises a generous living room, good sized kitchen, conservatory, two well proportioned double bedrooms, and a shower room/WC. Outside, the property benefits from a detached garage and driveway providing ample parking. To the rear is a mature, enclosed garden with patio area, providing a pleasant outdoor space for relaxing and entertaining. An appealing property with excellent potential.

Located in this established residential area, the property is well placed for The Avenue Country Park and local amenities on Derby Road, and is readily accessible for both Chesterfield and Clay Cross Town Centres.

- DETACHED BUNGALOW REQUIRING SOME COSMETIC UPGRADING/REFURBISHMENT

- GENEROUS LIVING ROOM

- BRICK/UPVC DOUBLE GLAZED CONSERVATORY

- SHOWER ROOM/WC

- MATURE ENCLOSED REAR GARDEN

- NO UPWARD CHAIN

- GOOD SIZED KITCHEN

- TWO GOOD SIZED DOUBLE BEDROOMS

- DETACHED GARAGE & DRIVEWAY PARKING

- EPC RATING: D

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 63.0 sq.m./678 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Outwood Academy Hasland Hall

Double doors open into an ...

Entrance Porch

Having a door opening into the ...

Entrance Hall

Living Room

14'1 x 11'5 (4.29m x 3.48m)

A generous front facing reception room, fitted with laminate flooring and having a feature fireplace with wood surround, marble effect inset and hearth, and an inset coal effect electric fire.

Kitchen

14'1 x 10'10 (4.29m x 3.30m)

Fitted with pine wall, drawer and base units with work surfaces over, including an island unit.

Inset single drainer stainless steel sink with mixer tap.

Space is provided for a freestanding cooker.

Two built-in storage cupboards.

Laminate flooring.

A timber framed and glazed door gives access into the conservatory.

Brick/uPVC Double Glazed Conservatory

12'4 x 4'2 (3.76m x 1.27m)

Fitted with laminate flooring and having a door opening onto the rear of the property.

Shower Room

7'6 x 7'0 (2.29m x 2.13m)

Being part tiled and fitted with a 3-piece suite comprising a shower cubicle with mixer shower, pedestal hand wash basin and a low flush WC.

Vinyl flooring.

Bedroom Two

10'10 x 9'11 (3.30m x 3.02m)

A good sized rear facing double bedroom, fitted with laminate flooring and having a uPVC double glazed door giving access onto the rear of the property.

Bedroom One

11'5 x 9'11 (3.48m x 3.02m)

A good sized front facing double bedroom having an overbed fitment which includes two single wardrobes and overhead storage.

Built-in storage cupboard.

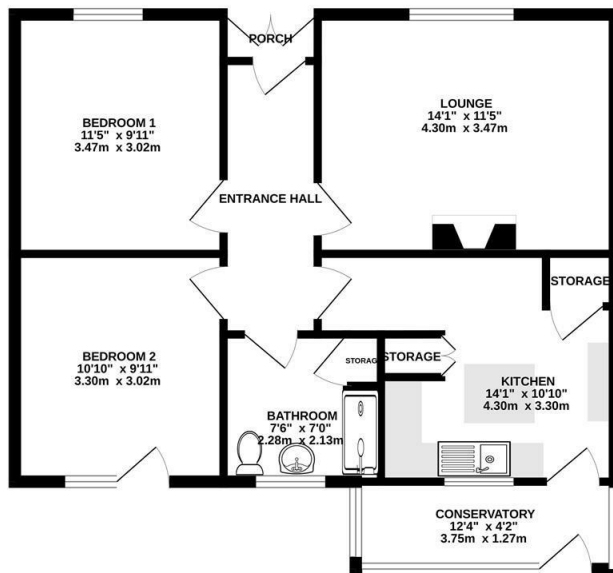
Outside

To the front of the property there is a block paved driveway providing ample off street parking, together with a Detached Brick Built Garage.

To the rear of the property there is a paved patio and a useful brick built outbuilding. Steps from the patio lead down to a lawned garden which has mature borders of plants, shrubs and trees.



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq ft. (63.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan presented here, 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 guidance purposes only and should be used as such by any prospective purchaser. The contents, 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 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

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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

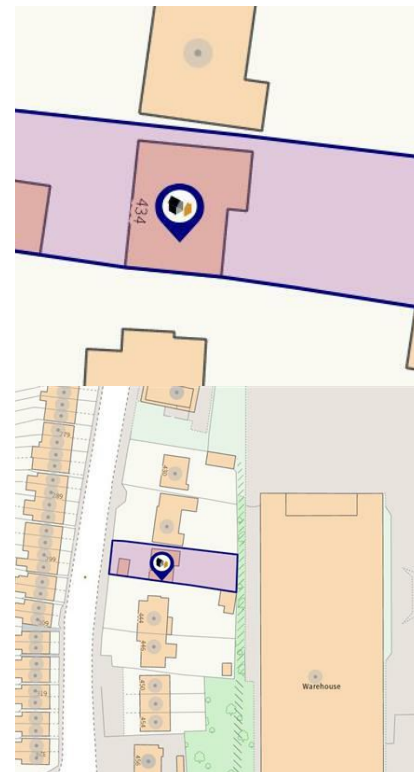
We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

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 Outwood Academy Hasland Hall 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 Consultant.



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