



16 Rose Hill,
Chesterfield, S40 1LW

OFFERS IN EXCESS OF

£120,000

W
WILKINS VARDY

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3 STOREY VICTORIAN PROPERTY IN TOWN CENTRE LOCATION - PLANNING CONSENT GRANTED TO BE CONVERTED INTO RESIDENTIAL

This charming Victorian terrace offers a unique opportunity for those seeking a blend of character and modern living. Previously utilised as offices, the property has now been granted planning consent for conversion into a delightful residential home.

The existing layout allows for the creation of a two-bedroom, two-bathroom family home, making it an ideal project for those looking to put their personal touch on a property.

The location is particularly appealing, situated within the vibrant town centre of Chesterfield just next door to the Town Hall, where you can enjoy a variety of shops, restaurants, and local amenities on your doorstep. The property also benefits from vacant possession, allowing for a swift and uncomplicated move.

- Victorian Terrace In Town Centre Location
- Planning Consent Granted for Residential Conversion
- Consent For a Two Bed, Two Bath Family Home
- Attractive Property
- Central Location - Next Door To The Town Hall
- Vacant Possession - No Chain
- Residents Permit Parking Available in the Area
- Viewing Recommended
- EPC - TBC

General

Gas central heating (Alpha Evoke Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 81.8 sq.m./880 sq.ft.
Council Tax Band - TBC
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

A composite front entrance door opens into an ...

Entrance Hall

Reception Room

12'4 x 8'11 (3.76m x 2.72m)
A good sized front facing reception room.

Reception Room

13'4 x 9'7 (4.06m x 2.92m)
A good sized rear facing reception room, having a door to a built-in under stair store/cellar head.
A staircase rises to the First Floor accommodation.
A wooden framed single glazed door gives access onto the rear of the property.

On the First Floor

Landing

Having a door giving access to a staircase which rises to the Second Floor accommodation.

Bedroom

12'9 x 12'3 (3.89m x 3.73m)
A spacious front facing double bedroom.

Kitchenette

7'6 x 6'7 (2.29m x 2.01m)
Fitted with cream base units with complementary work surfaces over and tiled splashbacks.
Inset single drainer stainless steel sink with mixer tap.

WC

Fitted with a white 2-piece suite comprising of a pedestal wash hand basin and a low flush WC.
Built-in cupboard.
Laminate flooring.

On the Second Floor

Attic Room/Bedroom

17'11 x 12'9 (5.46m x 3.89m)
A spacious and versatile room.

Outside

There is a decorative plum slate forecourt garden and a path leading up to the front entrance door. It is understood residents permit parking is available in the area.

A path gives access down the side of the property to an enclosed rear garden with brick built outhouse.



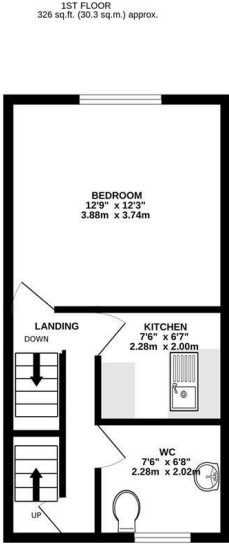
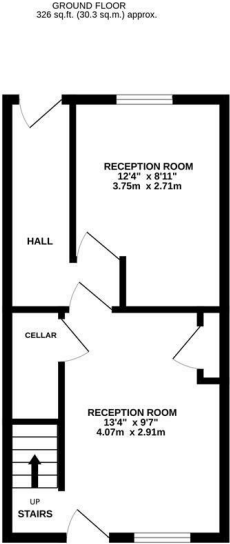
THIS LISTING INCLUDES A LIVE AND INTERACTIVE
SPRIFT REPORT WITH USEFUL DATA FOR THE
PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE
HISTORY, PLANNING HISTORY, FLOOD RISK,
COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD
INFORMATION AND EPC.

See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA : 880 sq.ft. (81.6 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



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, 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.

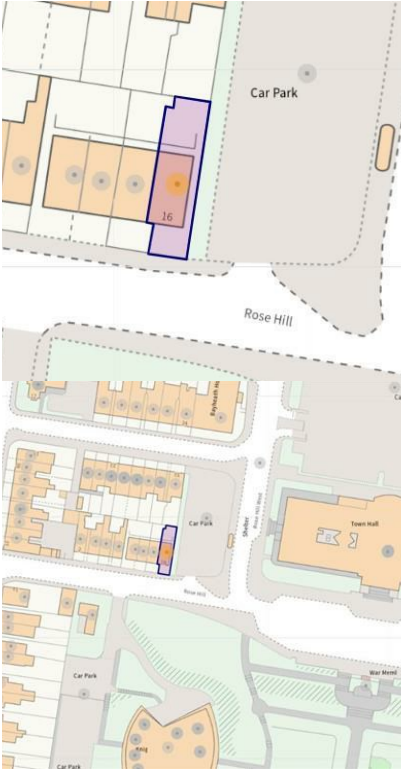
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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.



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wilkins-vardy.co.uk