



3 Chapel Street,
Chesterfield, S41 9AF

OFFERS AROUND

£105,000

W
WILKINS VARDY

OFFERS AROUND

£105,000

IDEAL STARTER HOME/INVESTMENT PROPERTY - MID TERRACE HOUSE - CONVENIENT LOCATION

A well proportioned and neutrally decorated two double bedroom mid terraced home, occupying a cul-de-sac position and offered for sale with no onward chain.

The property features a good sized living room, a fitted kitchen, and a ground floor bathroom. To the first floor are two comfortable double bedrooms. Externally, there is an enclosed rear yard with a useful outbuilding, providing additional storage. The property also has an allocated parking space.

Conveniently located close to local shops, amenities, and transport links, this property would make an ideal first time purchase or investment opportunity.

- MID TERRACE HOUSE IN CUL-DE-SAC POSITION
- GOOD SIZED LIVING ROOM
- GROUND FLOOR BATHROOM/WC
- KITCHEN
- TWO DOUBLE BEDROOMS, ONE HAVING BUILT-IN STORAGE
- REAR YARD WITH OUTBUILDING
- ALLOCATED PARKING SPACE
- NO CHAIN
- POPULAR & CONVENIENT LOCATION
- EPC RATING: D

General

Gas central heating (Ideal Esprit Eco 2 Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 48.8 sq.m./525 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A uPVC double glazed front entrance door opens into the ...

Living Room

12'4 x 11'0 (3.76m x 3.35m)

A good sized front facing reception room, spanning the full width of the property and having a feature brick fireplace with tiled hearth and an inset electric fire. The fireplace extending to both sides and having built-in base cupboards.

Inner Hall

Having a tiled floor. A staircase rises to the first floor accommodation.

Bathroom

8'4 x 4'11 (2.54m x 1.50m)

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with electric shower over, pedestal hand wash basin and a low flush WC.

Vinyl flooring.

Kitchen

11'0 x 7'6 (3.35m x 2.29m)

Being part tiled and fitted with cream wall and base units having fitted work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Space is provided for a freestanding cooker, tumble dryer and a fridge/freezer.

Tiled floor.

A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

12'4 x 11'0 (3.76m x 3.35m)

A generous front facing double bedroom, spanning the full width of the property and having two built-in double wardrobes with louvre doors.

Bedroom Two

11'0 x 8'4 (3.35m x 2.54m)

A good sized rear facing double bedroom.

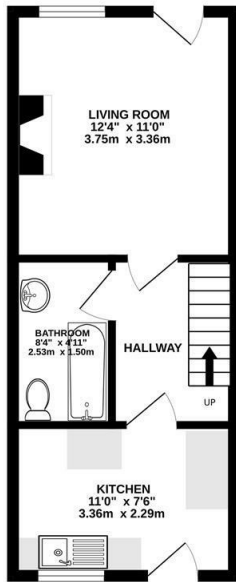
Outside

The property has an allocated parking space in a communal car park at the bottom of the street. On street parking is available in the area.

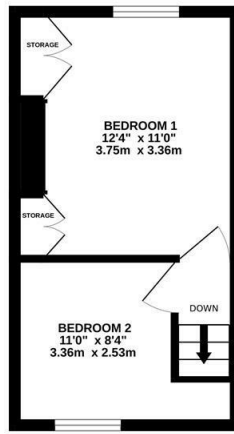
To the rear of the property there is an enclosed yard with a brick built outbuilding.



GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
221 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA: 525 sq.ft. (48.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, 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 a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given.
Made with Metaplan 12/2016

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		67
(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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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, electric fire, 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.

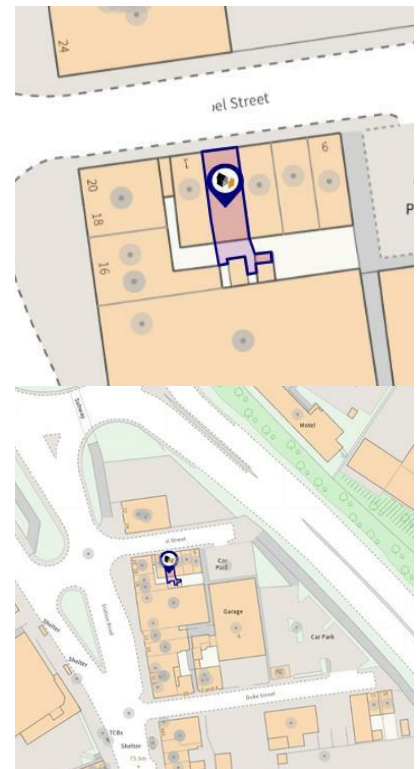
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Whittington Green 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