142 High Street,
New Whittington, S43 2AN

OFFERS IN THE REGION OF

£100,000

WILKINS VARDY

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£100,000

AFFORABLE STARTER HOME/INVESTMENT PROPERTY - TWO DOUBLE BEDS - MODERN KITCHEN - NO CHAIN - POTENTIAL 7.6% GROSS RENTAL YIELD

Offered for sale with no chain is this well appointed end terrace home offering 724 sq.ft. of neutrally presented accommodation perfect for first time buyers, downsizers or investors. Upon entering the property you are welcomed into a spacious living/dining room. The property also features a modern fitted kitchen with integrated cooking appliances, a ground floor bathroom and two good sized double bedrooms. Outside, there is an enclosed, south facing courtyard ideal for relaxing or entertaining.

The property is ideally situated, allowing easy access to local amenities, schools and transport links, making it a perfect choice for those who appreciate the vibrancy of community living.

Do not miss the chance to make this delightful property your own.

- WELL APPOINTED END TERRACE HOUSE
- SPACIOUS OPEN PLAN LIVING/DINING ROOM
- MODERN FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- GROUND FLOOR BATHROOM
- TWO GOOD SIZED DOUBLE BEDROOMS
- LOW MAINTENANCE ENCLOSED PAVED COURTYARD
- POPULAR & CONVENIENT LOCATION
- POTENTIAL 7.6% GROSS RENTAL YIELD BASED ON £700 PER MONTH RENT
- NO CHAIN
- EPC RATING: D

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 67.3 sq.m./724 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

Rental Yield
The gross rental yield is based on a £700 per month tenancy and does not allow for costs or tax relating to the tenancy.

On the Ground Floor
A uPVC double glazed front entrance door opens into the ...

Open Plan Living/Dining Room
22'8 x 13'10 (6.91m x 4.22m)

Living Room
A good sized front facing reception room having a feature stone fireplace which extends to the side to provide TV standing.
There is also a built-in double cupboard.
An opening leads through into the ...

Dining Area
A good sized rear facing room with staircase rising to the First Floor accommodation.

Kitchen
9'4 x 6'11 (2.84m x 2.11m)
Being part tiled and fitted with a range of modern white units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with angled extractor hood over.
Space and plumbing is provided for a dishwasher and a washing machine, and there is space for an under counter fridge.
Vinyl flooring.

Rear Entrance Hall
Having a tiled floor. A built-in cupboard houses the gas boiler.
A uPVC double glazed door gives access onto the rear of the property, and a further door opens to the ...

Bathroom
6'11 x 6'0 (2.11m x 1.83m)
Having waterproof boarding to the walls and fitted with a white 3-piece suite comprising a panelled bath with mixer shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

On the First Floor

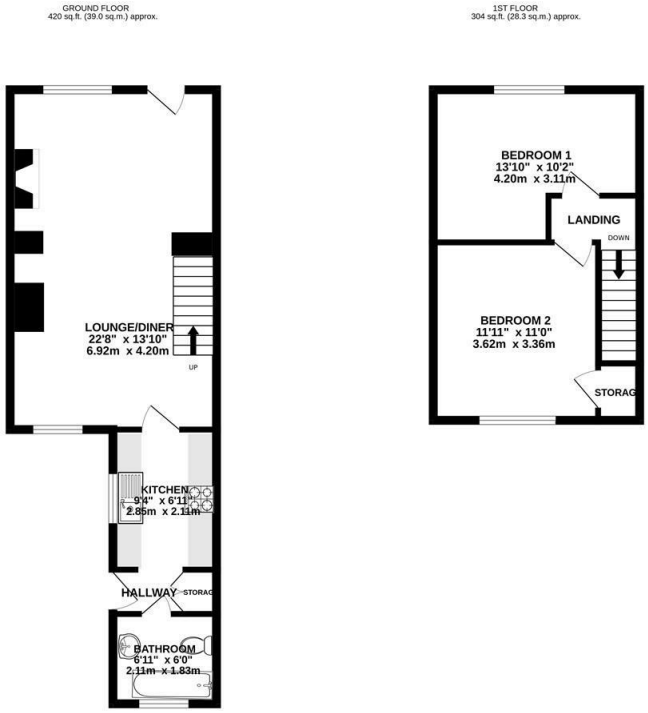
Landing

Bedroom One
13'10 x 10'2 (4.22m x 3.10m)
A good sized front facing double bedroom.

Bedroom Two
11'11 x 11'10 (3.63m x 3.61m)
A good sized rear facing double bedroom having a built-in over stair storage cupboard.

Outside
On street parking is available in the area.

To the rear of the property there is an enclosed south facing paved courtyard with pedestrian access onto Back South Street.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 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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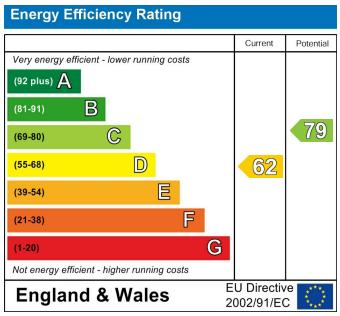

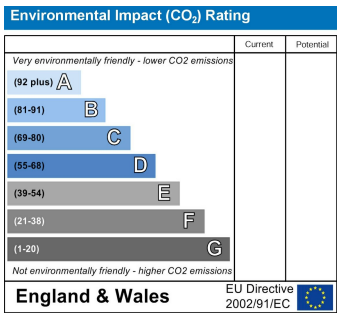

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VIEWINGS

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.

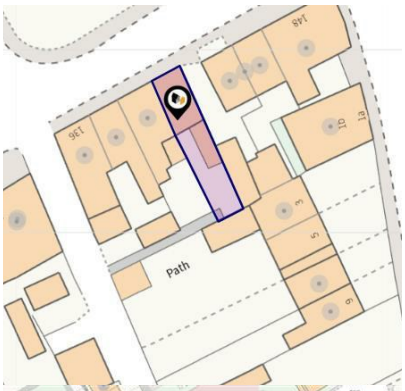
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the 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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