



52 Baden Powell Road,
Chesterfield, S40 2SL

£110,000

W
WILKINS VARDY

£110,000

AFFORDABLE HOME - IDEAL FOR FIRST TIME BUYERS/INVESTORS - NO CHAIN

Offered for sale with no chain is this well proportioned mid terrace house, ideally situated in a popular and convenient location. The property requires some cosmetic improvement making it an ideal opportunity for first time buyers or investors looking to add value.

The accommodation comprises a good sized living room, fitted kitchen with integrated cooking appliances, two bedrooms and a bathroom/WC. To the rear is an enclosed, south west facing garden with two useful outbuildings.

The property is well placed for the local amenities on Derby Road and readily accessible for transport links towards, Chesterfield, Sheffield and the M1 Motorway.

- IDEAL STARTER HOME/FIRST TIME BUYER/INVESTMENT PROPERTY
- GOOD SIZED LIVING ROOM
- TWO BEDROOMS
- ENCLOSED SOUTH WEST FACING REAR GARDEN
- EPC RATING: C
- REQUIRING SOME COSMETIC IMPROVEMENT
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- BATHROOM/WC
- NO CHAIN

General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 54.1 sq.m./583 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A uPVC front entrance door opens into the ...

Living Room

14'2 x 11'9 (4.32m x 3.58m)

A good sized front facing reception room fitted with laminate flooring and having a wall mounted electric fire.

Fitted shelving and base cupboard to the alcoves.

A staircase rises to the First Floor accommodation.

Kitchen

11'9 x 10'11 (3.58m x 3.33m)

Being part tiled and fitted with a range of wall, drawer and base units with 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 extractor over.

Space and plumbing is provided for a washing machine, and there is space for an additional under counter appliance.

Built-in under stair store cupboard.

Tiled floor.

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

On the First Floor

Landing

Bedroom One

11'9 x 10'11 (3.58m x 3.33m)

A good sized front facing double bedroom.

Bedroom Two

10'11 x 6'5 (3.33m x 1.96m)

A rear facing single bedroom fitted with laminate flooring and having a built-in over stair storage cupboard.

Bathroom

7'7 x 5'4 (2.31m x 1.63m)

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

Laminate flooring.

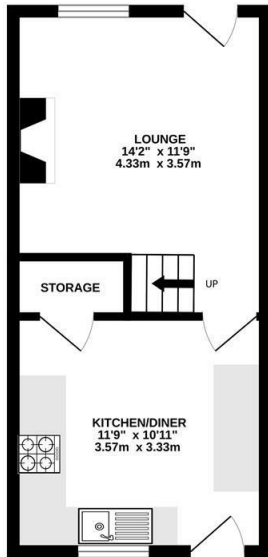
Outside

There is a walled forecourt garden. On street parking is available in the area.

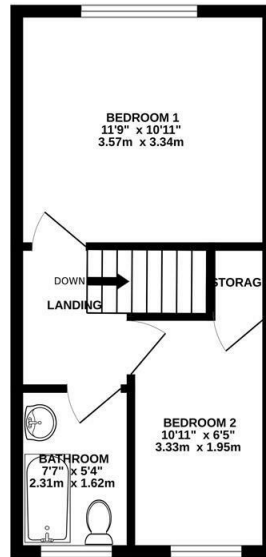
To the rear of the property there is a yard area and a lawned garden with paved path to the side. There are also two useful brick built outbuildings.



GROUND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.1 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 service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		70
(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

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RICS

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agent
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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, electric fire, 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 Parkside 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-varidy.co.uk