



27 Boythorpe Avenue,
Boythorpe S40 2QE

PER MONTH

£1,000 Per Month

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WILKINS VARDY

PER MONTH

£1,000 Per Month

REFURBISHED PROPERTY - RE-FITTED KITCHEN AND BATHROOM - THREE GOOD SIZED BEDROOMS - POPULAR & CONVENIENT LOCATION

This charming three-bedroom house presents an ideal opportunity for families seeking a comfortable and modern living space. Spanning an impressive 926 square feet, the property has been thoughtfully refurbished throughout, featuring a re-fitted kitchen and bathroom that blend contemporary style with practicality.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. The three well-proportioned bedrooms offer ample space for relaxation and the open plan dining kitchen is an ideal entertaining space. The location of this property is superbly convenient, situated close to the picturesque Queens Park, which provides a lovely outdoor space as well as the newly constructed leisure centre. Additionally, the easy access to Chesterfield town centre ensures that all essential amenities, shops, and services are just a short distance away.

- SUPERBLY REFURBISHED VICTORIAN SEMI
- THREE GOOD SIZED BEDROOMS
- 923 SQ. FT. OF ACCOMMODATION OVER THREE STOREYS
- GOOD SIZED LIVING ROOM
- RE-FITTED KITCHEN
- RE-FITTED BATHROOM
- NEUTRALLY DECORATED AND WITH NEW FLOOR COVERINGS THROUGHOUT
- POPULAR & CONVENIENT LOCATION CLOSE TO QUEENS PARK
- NO CHAIN - READY FOR IMMEDIATE OCCUPATION
- EPC RATING: E

General

Gas central heating (Baxi boiler)
UPVC double glazed sealed units and doors throughout
Recent scheme of refurbishment/modernisation
Gross internal floor area - 85.7 sq.m/923 sq ft
Council Tax Band - A
Tenure - Freehold
Secondary school catchment area - Parkside Community School

Living room

16'11" x 11'2" (5.16m x 3.40m)
Having a feature fireplace with an inset fire.
An opening leads through to the stairs.

Re-Fitted Kitchen

14'1" x 9'4" (4.29m x 2.84m)
Having a fitted range of wall and base units with a complementary work surfaces and a 1 1/2 bowl sink with mixer tap.
Integrated oven, four ring hob and extractor above.
There is space and plumbing for an automatic washing machine and space for a fridge freezer.
Laminate flooring.
A door to an under stairs store area which houses the Baxi boiler.

On the First Floor

Landing

With stairs leading to the attic bedroom.

Bedroom One

12'11" x 8'8" (3.94m x 2.64m)
A good sized front facing double bedroom.

Bedroom Two

13'7" x 9'4" (4.14m x 2.84m)
A second generous rear facing double bedroom.

Re-Fitted Family bathroom

Comprising of a panelled bath with mixer shower over with monsoon head and a waterfall mixer tap, low flush WC and pedestal wash hand basin.
Tiled floor.
Vertical towel radiator.

Attic bedroom

14'3" x 12'10" (4.34m x 3.91m)
A third good sized bedroom with a gable end window.

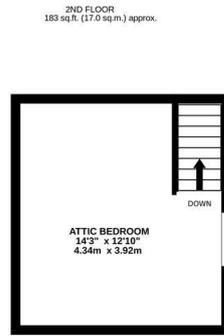
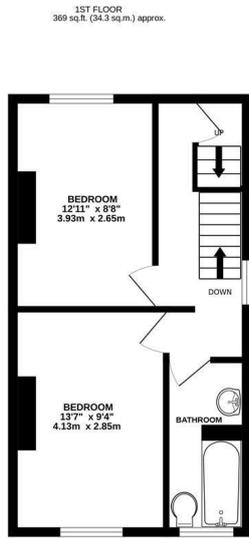
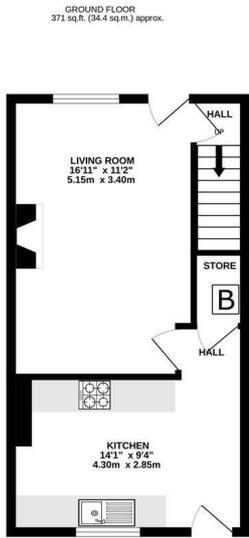
Outside

To the front of the property there is a brick wall frontage with a gate giving pedestrian access down the side path. The front garden is laid to lawn with

mature shrubs.

The rear garden has a lawned area with decorative pebbles and a concrete hard standing and brick outhouses. A gate gives access to a service road to the rear.





TOTAL FLOOR AREA: 923 sq.ft. (85.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	46	
(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

Lost Key(s) or other Security Device - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenants Request) - £50 Inc VAT per agreed variation. To cover the costs associated with taking the landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 Inc VAT per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking the landlord's instructions, new tenant referencing, Right to Rent checks, deposit registration as well as the preparation of new legal documents.

Early Termination* (Tenant's Request) - This is not an automatic right and will be reviewed & agreed on a case by case basis. Should the tenant(s) wish to terminate their contract early, they shall be liable for all costs, fees and charges incurred by the landlord for allowing the early termination including the agent's existing or reletting fees, as well as the rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Tenant Protection - Wilkins Vardy is a member of the Royal Institution of Chartered Surveyors Client Money Protection Scheme, and also a member of TPO, which is a redress scheme. You can find out more details on our website or by contacting us directly

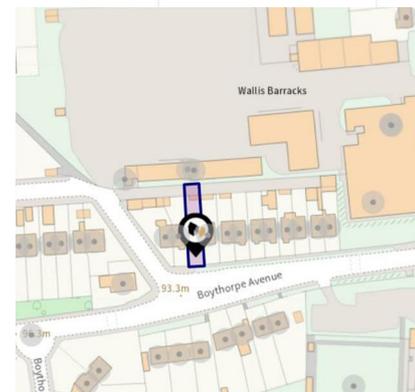
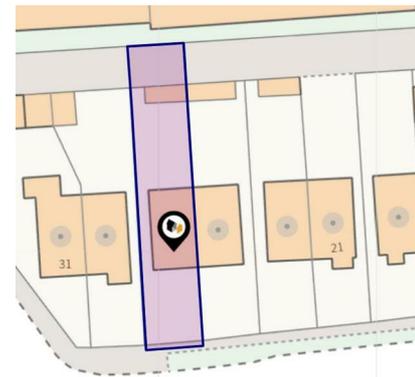
SCHOOL CATCHMENT AREAS

Holding Deposit (Per Tenancy) - Equal to 1 weeks (agreed) rent. This is to reserve a property. Note this will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right to Rent check, provide materially significant false or misleading information or fail to sign their tenancy (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing.) Should the Tenant(s) withdraw or fail referencing due to non-disclosure and/or falsified references this money will not be returned. It can, with your agreement be used as a contribution towards your first month's rent or Tenancy Deposit if the Tenancy proceeds to move in/completion.

Tenancy Deposit (per Tenancy) - Rent under £50,000 per year - 5 weeks rent covers damages or defaults on the part of the tenant during the tenancy.

Tenancy Deposit (per Tenancy) - Rent of over £50,000 or over per year - 6 weeks rent covers damages or defaults on the part of the tenant during the tenancy.

Unpaid and/or late Rent payment(s) – England - Interest at 3% above the Bank of England Base rate from the due date until paid in order to pursue non-payment of rent. Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears. Please contact us straight away if you are unable to make a payment. We are here to help so please contact us with any queries. Failure to do so may result in legal action being taken.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-varDY.co.uk