



208 South Street North,  
New Whittington, S43 2BN

OFFERS IN THE REGION OF

£159,950

W

WILKINS VARDY

# £159,950

WELL APPOINTED TWO BED TERRACE - MODERN RE-FITTED KITCHEN - CAR STANDING SPACE - NO CHAIN

This delightful 'Ready to Move Into' bay fronted terraced house on South Street North offers a perfect blend of comfort and convenience. Spanning an inviting 778 square feet of neutrally presented accommodation, the property features two well proportioned reception rooms, and a modern re-fitted kitchen with integrated cooking appliances. The house also benefits from two good sized bedrooms, and a family bathroom. With off street parking and low maintenance gardens, this property would suit a variety of buyers.

The location of the property offers easy access to local amenities and transport links, making it a convenient choice for daily commuting and leisure activities.

This property is not just a house, it is a place where you can create lasting memories. Do not miss the chance to make it your own - book a viewing today!

- Bay Fronted Mid Terrace House
- Two Good Sized Reception Rooms
- Modern Re-Fitted Kitchen with Integrated Cooking Appliances
- Two Bedrooms
- Family Bathroom
- Enclosed, Low Maintenance Rear Garden
- Car Standing Space to the Rear
- NO UPWARD CHAIN
- EPC Rating: D

## General

Gas central heating (Potterton Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 72.2 sq.m./778 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Whittington Green School

## On the Ground Floor

A uPVC entrance door opens into the ...

## Living Room

12'4 x 10'11 (3.76m x 3.33m)  
A good sized bay fronted reception room, spanning the full width of the property.

## Centre Lobby

With staircase rising to the First Floor accommodation, and an opening leading through into the ...

## Dining Room

12'4 x 11'6 (3.76m x 3.51m)  
A second good sized reception room, fitted with laminate flooring, and having an alcove suitable for an American style fridge/freezer.  
There is also an opening to a built-in under stair store area.  
A uPVC double glazed door gives access onto the rear of the property.

## Kitchen

12'3 x 7'5 (3.73m x 2.26m)  
Being open plan to the dining room, and fitted with a modern range of grey drawer and base units with complementary work surfaces and upstands.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring induction hob with glass splashback and stainless steel extractor hood over.  
Space and plumbing is provided for a washing machine.  
Vinyl flooring.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

12'6 x 11'1 (3.81m x 3.38m)  
A good sized front facing double bedroom, spanning the full width of the property and fitted with laminate flooring.

## Bedroom Two

9'4 x 7'2 (2.84m x 2.18m)  
A rear facing single bedroom fitted with laminate flooring.

## Bathroom

Being fully tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin and a low flush WC.  
Tiled floor.

## Outside

There is a walled low maintenance forecourt garden and a path leading up to the front entrance door. On street parking is available in the area.

To the rear of the property there is an enclosed, low maintenance garden, laid with decorative gravel and having a raised deck seating area. A paved pathway leads to a wooden gate which opens to a Car Standing Space which is accessed off albert Avenue.

External sensor lighting, electric double socket and outside tap are also provided.









TOTAL FLOOR AREA: 778 sq ft. (72.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan presented here, 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 guidance 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.  
Made with floorplan 12/2015

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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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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