12 King Street South,
Chesterfield, S40 2TR

£129,950

WILKINS VARDY

£129,950

IDEAL FIRST TIME BUYER/INVESTMENT PROPERTY - TWO BED SEMI - POPULAR & CONVENIENT LOCATION

A well presented and affordable semi detached home, ideal for first time buyers or investors. The property which offers 627 sq.ft. of generously proportioned and easily managed accommodation features a comfortable living room and a modern fitted kitchen with integrated cooking appliances. Upstairs, there are two good sized double bedrooms, and a modern family bathroom. Outside, there is an enclosed rear garden, perfect for relaxing or entertaining.

Situated in a popular and convenient location, the home is well placed for accessing the local shops and amenities on Derby Road, and readily accessible for transport links towards Chesterfield and the M1 Motorway.

- GENEROUSLY PROPORTIONED SEMI DETACHED HOUSE
- GOOD SIZED LIVING ROOM
- MODERN FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- EPC RATING: D

General

Gas central heating
uPVC sealed unti double glazed windows and doors
Gross internal floor area - 58.3 sq.m./627 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Hasland Hall Communty School

On the Ground Floor

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

Entrance Hall

Fitted with laminate flooring and having a staircase rising to the first floor accommodation.
An opening leads through into the ...

Living Room

11'3 x 10'9 (3.43m x 3.28m)
A front facing reception room having double doors which open and give access into the ...

Kitchen

13'5 x 12'3 (4.09m x 3.73m)
A good sized kitchen, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with pull out hose spray mixer tap.
Integrated appliances to include an electric oven and hob with concealed extractor over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Useful built-in under stair storage cupboard.
Tiled floor.
uPVC double glazed door giving access onto the rear of the property.

On the First Floor

Landing

Bedroom One

13'5 x 11'2 (4.09m x 3.40m)
A good sized front facing double bedroom.

Bedroom Two

12'3 x 8'2 (3.73m x 2.49m)
A good sized rear facing double bedroom.

Bathroom

8'4 x 5;3 (2.54m x 1.52m;0.91m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower, pedestal wash hand basin and a low flush WC.
Laminate flooring.

Outside

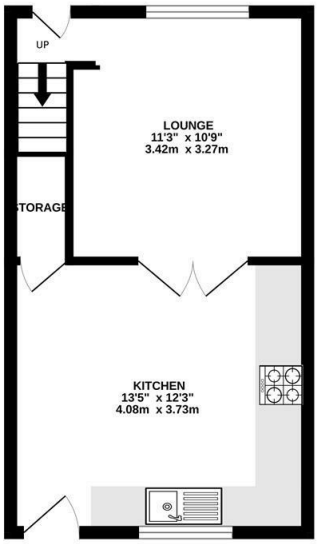
There is a walled, low maintenance front garden. On street parking is available in the area.

A path leads down the side of the property to the enclosed rear garden where steps lead down to a low maintenance pebbled area, a paved patio and a lawn with a paved path leading to the bottom of the garden.

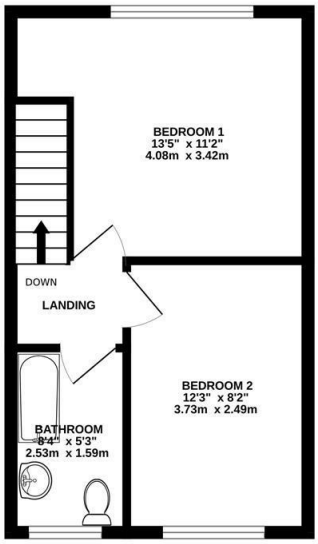
There is also a useful outbuilding and a garden shed.

RICS
01246 2
Info@derbyshiresurveyo

GROUND FLOOR
314 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.3 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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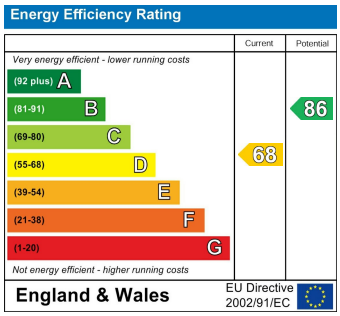

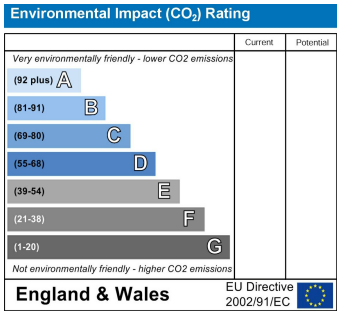

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VIEWINGS

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.

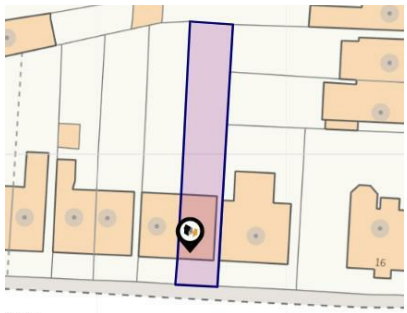
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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

SCHOOL CATCHMENT AREAS

School Catchment Areas

Whilst the property is understood to be in the Hasland Hall 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.