



5 Canal Mews,  
Stonegravels, S41 7NL

OFFERS IN THE REGION OF

£155,000

W

WILKINS VARDY

£155,000

SELF CONTAINED COACH HOUSE APARTMENT - TWO BEDROOMS - SINGLE GARAGE - EDGE OF TOWN CENTRE - FREEHOLD - OFFER WITH NO CHAIN AND IMMEDIATE POSSESSION

This superb renovated coach house apartment offers a fully self-contained living space with its own garage, dedicated parking space and garden, perfect for those seeking a peaceful retreat.

With two good-sized bedrooms, this property is ideal for professional couples, investors or first time buyers or those looking for extra space. The open-plan family kitchen is perfect for entertaining guests or simply enjoying a cosy night in.

Located close to the college, train station and town centre, this apartment offers fantastic convenience for facilities and is ideal for commuters. With a dedicated parking space and a single garage, you'll never have to worry about finding a spot after a long day out.

Don't miss out on the opportunity to make this lovely apartment your new home.

- Ideal Starter Home or First Time Buyer/Investment Property
- Open Plan Kitchen/Living/Dining Room
- Modern Shower Room
- Private, Enclosed Low Maintenance Rear Garden
- Renovated by its Current Owners
- First Floor Coach House Apartment in Cul-de-Sac Position
- Two Good Sized Bedrooms
- Single Garage & Dedicated Parking Space
- Edge of Town Centre Location close to the Railway Station
- EPC Rating: C

### General

Gas central heating (Baxi 800 Series Combi Boiler installed in 2021 and comes with a 10 Year Guarantee)

Sealed unit double glazed windows and doors

EICR valid to February 2036

Gross internal floor area - 54.0 sq.m./582 sq.ft.

Council Tax Band - A

Tenure - Freehold - (No ground rent or annual service/maintenance charges)

Secondary School Catchment Area - Whittington Green School

### On the Ground Floor

A front entrance door opens into a ...

### Entrance Hall

With staircase rising up to the First Floor accommodation.

### Bedroom One

10'3 x 9'9 (3.12m x 2.97m)

A front facing double bedroom fitted with vinyl flooring and having a built-in double wardrobe.

### Bedroom Two

8'3 x 8'1 (2.51m x 2.46m)

A single bedroom fitted with vinyl flooring and having a Velux window.

### Shower Room

Fitted with a white 3-piece suite comprising a shower cubicle with full height laminated splashwall panels, pedestal wash hand basin with splashback and a low flush WC.

Velux window and vinyl flooring.

### Open Plan Kitchen/Living/Dining Room

18'3 x 14'4 (5.56m x 4.37m)

Accessed via double doors from the landing and fitted with a range of wall, drawer and base units with tiled splashbacks and complementary work surfaces over.

Inset 1½ bowl single drainer stainless steel sink with mixer tap.

Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.

Two Velux windows and LVT flooring.

### Outside

To the front of the property there is a dedicated parking space leading to a single garage having power and providing additional storage space. A paved path with plum slate border to either side leads up to the front entrance door.

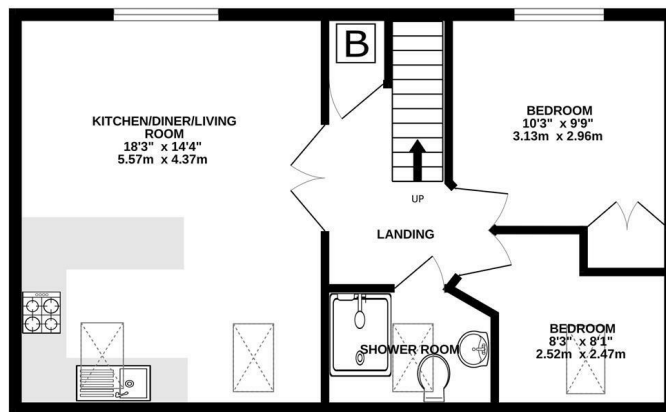
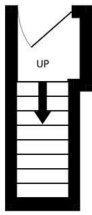
A path gives access down the side of the property to a private and enclosed low maintenance pebble and paved rear garden. A water tap is provided.

(NOTE: The two outer garages and their parking spaces are leased to neighbours on a 999 year lease with strict occupancy conditions - ie. no power, no water, for storage only. No rental income is derived from the leasing out of the two garages. Instead, as a term of the lease, each of the neighbours is obliged to contribute one sixth towards the buildings insurance for the property).



GROUND FLOOR  
29 sq.ft. (2.7 sq.m.) approx.

FIRST FLOOR  
55 sq.ft. (5.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.0 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.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <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

Zoopa.co.uk

rightmove  
find your happy

PrimeLocation.com

RICS



## 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.



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

wilkins-varDY.co.uk