



12 Foljambe Road,
Chesterfield, S40 1NW

OFFERS IN THE REGION OF

£170,000

W

WILKINS VARDY

OFFERS IN THE REGION OF

£170,000

IDEAL STARTER HOME - THREE BEDS - TWO RECEPTION ROOMS - EDGE OF TOWN CENTRE LOCATION

Offered for sale with no chain is this delightful bay fronted terraced house which offers an impressive 1,393 square feet of well proportioned and neutrally presented accommodation. The property boasts two good sized reception rooms, ideal for both relaxation and entertaining guests, and a dual aspect kitchen with fitted units. The home also features three bedrooms, providing ample space for families or those seeking a home office, and a family bathroom.

With its prime location, residents will enjoy easy access to local amenities, schools, and transport links, making it an excellent choice for both first time buyers and families alike. This property presents a wonderful opportunity to create a warm and welcoming home in a sought after area of Chesterfield.

- MID TERRACE HOUSE LOCATED ON EDGE OF TOWN CENTRE
- TWO GOOD SIZED RECEPTION ROOMS
- DUAL ASPECT KITCHEN
- USEFUL CELLAR
- THREE BEDROOMS
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- NO CHAIN
- EPC RATING: E

General

Gas central heating (Ideal Logic Plus C30 Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 129.4 sq.m./1393 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor

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

Entrance Porch

With an internal door opening into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

14'1 x 11'7 (4.29m x 3.53m)

A good sized bay fronted reception room which has half height wood panelling to the walls and a feature fireplace with wood surround and fitted gas fire.

Dining Room

13'1 x 11'7 (3.99m x 3.53m)

A second good sized reception room, being rear facing and having half height wood panelling to the walls. This room also has a feature fireplace with wood surround and fitted gas fire.

Kitchen

14'4 x 9'0 (4.37m x 2.74m)

A good sized dual aspect room, being part tiled and fitted with a range of light beech effect wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated appliances to include a dishwasher.

Space is provided for a range cooker, having a fitted stainless steel splashback and extractor hood over.

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

Vinyl flooring.

A door gives access to steps which lead down into the cellar.

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

Cellar

24'7 x 14'9 & 13'2 x 11'0 (7.49m x 4.50m & 4.01m x 3.35m)

A useful storage area, which has light and power.

On the First Floor

Landing

Having a built-in storage cupboard.

Bedroom One

16'5 x 12'0 (5.00m x 3.66m)

A generous double bedroom having a wood panelling to the ceiling and two windows overlooking the front of the property.

Bedroom Two

12'7 x 11'2 (3.84m x 3.40m)

A good sized rear facing double bedroom.

Bedroom Three

9'0 x 6'3 (2.74m x 1.91m)

A rear facing single bedroom.

Family Bathroom

8'1 x 5'10 (2.46m x 1.78m)

Being part tiled/part wood panelled and fitted with a white 3-piece suite comprising of a panelled bath with folding shower screen and a bath/shower mixer tap, pedestal wash hand basin and a low flush WC. Vinyl flooring.

Outside

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

A shared side gennel gives access to a gate which opens to the rear of the property, where there is a yard area and a small attached store. There is also a lawned garden with borders and a paved path to the side.





TOTAL FLOOR AREA: 1393 sq.ft. (129.4 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 ©2005

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	52	
(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

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, gas fires, kitchen appliances, 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.

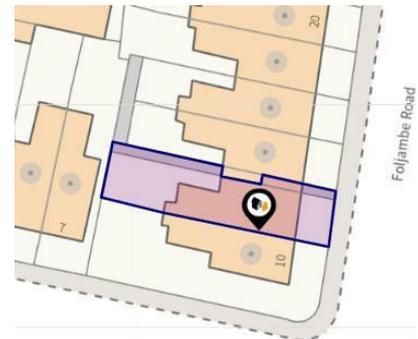
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield 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.



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

wilkins-varDY.co.uk