



38 Ringwood Avenue,
Chesterfield, S41 8RB

£210,000

W
WILKINS VARDY

£210,000

BAY FRONTED SEMI - THREE BEDS - FITTED KITCHEN - DETACHED GARAGE - NO CHAIN

Offered for sale with no onward chain, this attractive bay fronted semi detached property provides 770 sq.ft. of neutrally decorated and well proportioned accommodation ideal for families and first time buyers alike.

The accommodation briefly comprises a good sized living room, and a fitted kitchen spanning the full width of the property, complete with integrated cooking appliances. To the first floor are three bedrooms and a well appointed 4-piece family bathroom. Outside, the property benefits from lawned gardens to both the front and rear, a detached garage, and driveway parking.

Offering excellent potential, this delightful home combines generous living space with practical outdoor amenities, making it an excellent opportunity for a wide range of purchasers.

Located within an established residential area, the property is conveniently positioned for local amenities offered in Newbold and Littlemoor, and is readily accessible for transport links towards Chesterfield Town Centre.

- BAY FRONTED SEMI DETACHED HOUSE
- FULL WIDTH FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- 4-PIECE FAMILY BATHROOM
- LAWNED GARDENS TO THE FRONT AND REAR
- EPC RATING: D
- GOOD SIZED LIVING ROOM
- THREE BEDROOMS
- DETACHED GARAGE & DRIVEWAY PARKING
- NO CHAIN

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 71.5 sq.m./770 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

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

Entrance Hall

With staircase rising to the first floor accommodation.

Living Room

14'5 x 12'2 (4.39m x 3.71m)

A good sized bay fronted reception room, fitted with laminate flooring and having a feature fireplace with inset electric fire.

Kitchen

17'9 x 12'8 (5.41m x 3.86m)

Spanning the full width of the property, 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 mixer tap.

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

Space and plumbing is provided for a washing machine, and there is space for an under counter fridge.

A door gives access to a useful built-in under stair store cupboard.

Tiled flooring and downlighting.

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

On the First Floor

Landing

Bedroom One

12'0 x 8'1 (3.66m x 2.46m)

A good sized front facing double bedroom having a range of built-in wardrobes with sliding mirror doors.

Bedroom Two

10'2 x 8'4 (3.10m x 2.54m)

A rear facing double bedroom.

Bedroom Three

8'6 x 7'7 (2.59m x 2.31m)

A side facing single bedroom having a built-in over stair storage.

Family Bathroom

7'7 x 5'2 (2.31m x 1.57m)

Being fully tiled and fitted with a 4-piece white suite comprising a panelled bath with bath/shower mixer tap, separate shower cubicle with mixer shower, semi recessed wash hand basin with storage below, and a low flush WC.

Tiled floor.

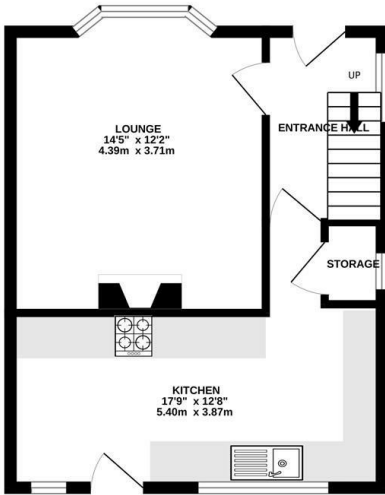
Outside

To the front of the property there is a lawned garden, alongside a concrete driveway providing off street parking, leading to a Detached Single Garage which has light and power.

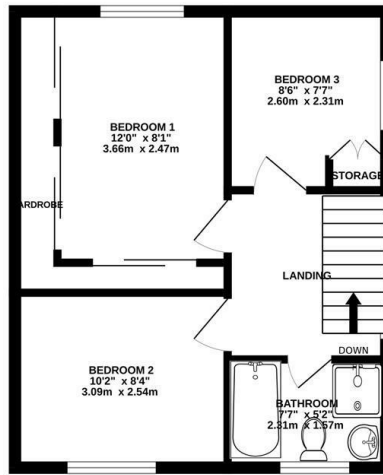
The enclosed south west facing rear garden comprises a paved patio and a path leading to a lawn, a planted bed and a garden shed with power.



GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(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, electric fire, 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.

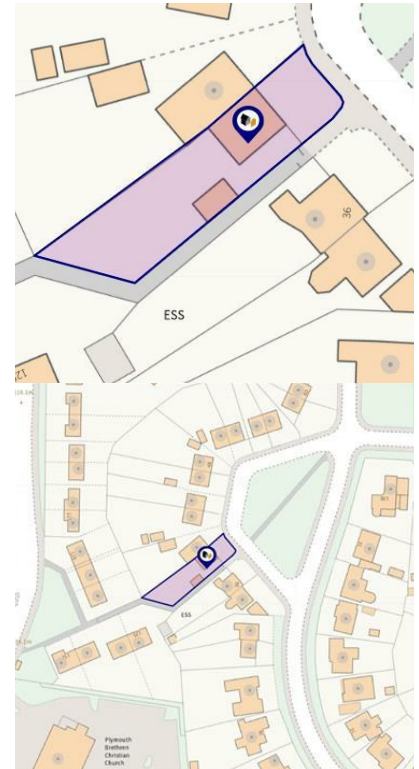
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold 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**

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