



25 Vincent Crescent,
Brampton, S40 3NW

OFFERS AROUND

£190,000

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WILKINS VARDY

OFFERS AROUND

£190,000

ATTRACTIVE SEMI WITH HUGE POTENTIAL - HIGHLY REGARDED LOCATION - PLEASANT ENCLOSED PLOT

Nestled on the highly regarded Vincent Crescent, this charming semi-detached house from the 1920s exudes character and potential. Boasting two spacious reception rooms, three cosy bedrooms, and a ground floor shower room, this property offers a comfortable and functional living space.

With a generous 945 sq ft of space, this home offers the buyer an opportunity to modernise and create their ideal home in this characterful shell.

Situated in this desirable residential area, this property is surrounded by highly regarded schools and is just a stone's throw away from the popular Chatsworth Road, known for its shops and cafes. Whether you're looking to settle down or seeking an investment opportunity, this attractive home is sure to capture your heart.

- Attractive Semi Detached House
- Highly Regarded Location

With Bags Of Potential

- Three Bedrooms
- Two Generous Reception Rooms
- Kitchen and Ground Floor Shower Room
- Off Street Parking and Pleasant Enclosed Rear Garden
- Sold With No Upward Chain

General

Gas central heating - Worcester Greenstar Combi Boiler

Predominately uPVC sealed unit double glazed windows

Gross internal floor area - 87.8 sq.m./ 945 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Brookfield Community School

On the First Floor

Entrance Hall

With built-in understair store area leading to the lower cellar area

Living Room

12'x12' (3.66mx3.66m)

Having feature fireplace with fitted gas fire.

Dining Room

13'3x12' (4.04mx3.66m)

With French doors opening out onto the rear garden.

Kitchen

10'x7'3 (3.05mx2.21m)

Having a fitted wall and base units together with a 1½ bowl stainless steel sink and mixer tap.

Space is provided for a cooker with gas point and space and plumbing for an automatic washing machine.

There is a useful understair pantry area suitable for further appliances.

Part Tiled Shower Room/W.C.

Having a shower cubicle with electric shower, pedestal wash hand basin and low flush w.c.

Vinyl flooring.

The Worcester Greenstar Combi boiler serves the central heating system and domestic hot water supply.

On the First Floor

Landing

Bedroom One

13'3x12' (4.04mx3.66m)

A front facing double bedroom with built-in double wardrobe.

Bedroom Two

12'2x12'1 (3.71mx3.68m)

A rear facing double bedroom.

Bedroom Three

10'x7'4 (3.05mx2.24m)

A rear facing bedroom.

Outside

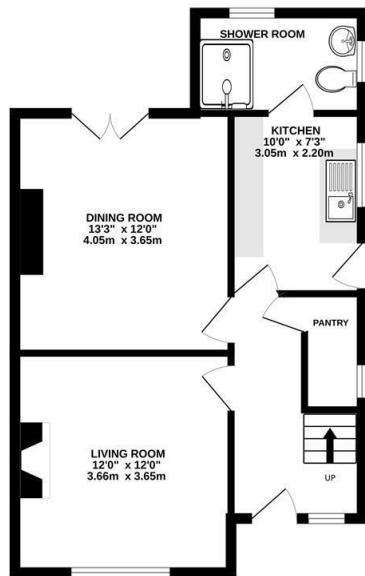
Sees a walled frontage and driveway providing Car Standing Space.

A block paved pathway down the side of the property leads to the rear.

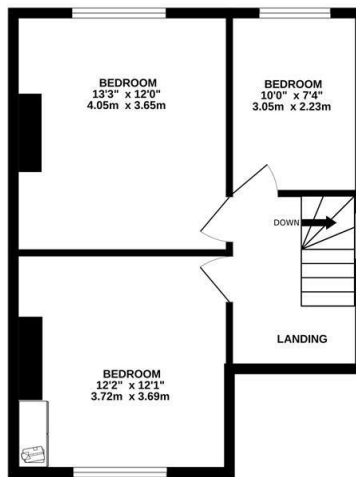
To the rear is a block paved patio area and steps leading down to a garden laid predominantly to lawn. There is a hardstanding area with garden shed.



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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		
(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	

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Environmental Impact (CO₂) 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	

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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, electric stove, log burning stove, 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 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

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