



220 Old Road,
Brampton, S40 3QN

PER MONTH

£1,200 Per Month

W
WILKINS VARDY

PER MONTH

£1,200 Per Month

LARGE DETACHED VICTORIAN HOUSE READY FOR IMMEDIATE OCCUPATION - THREE LARGE BEDROOMS - OFF STREET PARKING

This delightful detached Victorian house has recently undergone a thoughtful renovation, blending classic elegance with modern convenience. Boasting three well-proportioned bedrooms, this property is perfect for families or professionals seeking a comfortable and stylish home. Upon entering, you will be greeted by a spacious reception room. The modern kitchen is a true highlight, equipped with contemporary fixtures and fittings. The newly renovated bathroom offers a fresh and stylish retreat.

This property is situated in a highly desirable residential location, conveniently close to a variety of amenities and reputable schools, making it an ideal choice for families. The vibrant community and excellent transport links further enhance the appeal of this charming home.

- Superb Victorian Detached House Available For Immediate Occupation
- Two Large Reception Rooms
- Generous South Facing Plot With Off Street Parking
- Superbly Popular Location in the Heart of Brampton
- Three Generous Bedrooms
- Modernised Kitchen and Family Bathroom
- Desirable Residential Location
- Within Catchment for Highly Regarded Primary and Secondary Schools

General

Gas central heating (Worcester 2000 Series combi boiler)
uPVC double glazed sealed units throughout
Gross internal floor area - 106.1 sq.m./1142 sq.ft.
Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

Living Room

14'5" x 13'9" (4.39m x 4.19m)
A bay windowed room having a feature fireplace with a multi fuel stove
Laminate flooring.
A door to the rear leads through to an inner hall and stairs.

Dining Room

13'9" x 12'4" (4.19m x 3.76m)
With a feature fireplace and tiled flooring.
A door leads to the cellar head.

Kitchen

10'3" x 7'7" (3.12m x 2.31m)
Having a modern fitted range of wall and base units with a complimentary matching work surface and a one bowl stainless steel sink with mixer tap.
Integrated double oven, fridge freezer, slimline dishwasher and washing machine.
Four ring hob and extractor above.
Tiled flooring.
A door leads through to the ...

Utility Area

Having electrics and space for a tumble dryer.

On the First Floor

Landing

With a feature cast iron fireplace.

Bedroom One

13'11" x 12'5" (4.24m x 3.78m)
A front facing double bedroom with a feature cast iron fireplace.

Bedroom Two

9'10" x 9'6" (3.00m x 2.74m/1.83m)
A rear facing double bedroom.

Shower Room

Consists of a corner shower cubicle with mixer shower and waterproof boarding, built-in wash hand basin with a mixer tap and storage beneath , low flush WC.
Chrome vertical ladder radiator.

Airing cupboard which houses the Worcester 2000 Series combi boiler.
Composite tiled flooring.

On The Second Floor

Attic Bedroom

15'8" x 13'11" (4.78m x 4.24m)
With two eaves access points providing good storage space and a gable end window.

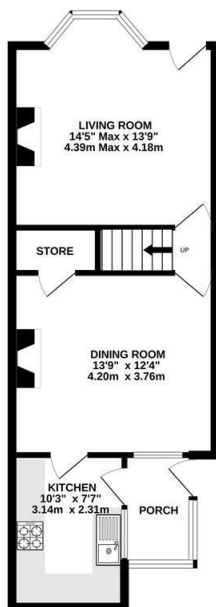
Outside

To the front here is a walled frontage with hedging. Down the side there is a decorative gravelled drive providing off road parking for several vehicles.

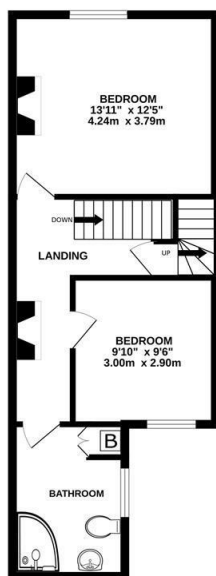
To the rear there is a concrete hardstanding area. The garden is overgrown and requires attention. There is also a brick outhouse with power.



GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR
207 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 sq.m.) approx.

While 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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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, 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.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(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 (CO₂) Rating

Very environmentally friendly - lower CO2 emissions	Current	Potential
(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 CO2 emissions		
England & Wales		
		EU Directive 2002/91/EC



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