



27 Devonshire Road North,
New Whittington, S43 2BL

£130,000

W
WILKINS VARDY

£130,000

'READY TO MOVE INTO' - TWO BED TERRACE - MODERN KITCHEN & BATHROOM - REAR OFF STREET PARKING

Offered for sale with no chain is this well proportioned mid terrace house which offers 815 sq.ft. of 'ready to move into' accommodation. The property features two good sized reception rooms and a modern galley kitchen with integrated cooking appliances. With two double bedrooms and a modern 4-piece family bathroom, this property would suit a variety of buyers. Outside, there is a south facing rear garden and off street parking for two vehicles.

With its appealing layout and practical amenities, this terraced house presents an excellent opportunity for first-time buyers or those looking to downsize without compromising on space. The property enjoys convenient access to the various amenities in New Whittington and is ideally positioned for transport networks towards Sheffield, Dronfield and Chesterfield.

- WELL APPONTED MID TERRACE HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- MODERN GALLEY KITCHEN WITH INTEGRATED COOKIING APPLIANCES
- TWO DOUBLE BEDROOMS
- MODERN 4-PIECE FAMILY BATHROOM
- SOUTH FACING GARDEN & OFF STREET PARKING FOR TWO CARS
- NO CHAIN
- EPC RATING: D

General

Gas central heating (Potterton Precision Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 75.8 sq.m./815 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Whittington Green School

On the Ground Floor

A front entrance door opens into a ...

Living Room

13'0 x 11'3 (3.96m x 3.43m)
A good sized front facing living room, spanning the full width of the property and having a built-in base unit which houses the gas meter and consumer unit.

Centre Lobby

With staircase rising to the First Floor accommodation.

Dining Room

13'0 x 12'1 (3.96m x 3.68m)
A second good sized reception room, again spanning the full width of the property and being rear facing.
Built-in under stair storage cupboard.
An opening leads through into the ...

Galley Kitchen

9'8 x 6'10 (2.95m x 2.08m)
Being part tiled and fitted with a range of modern 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 induction hob with extractor hood over.
Space and plumbing is provided for a washing machine and there is also space for an under counter fridge.
Tile flooring and downlighting.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

Bedroom One

13'0 x 11'3 (3.96m x 3.43m)
A good sized front facing double bedroom.

Bedroom Two

13'0 x 8'9 (3.96m x 2.67m)
A good sized rear facing double bedroom.

Bathroom

13'2 x 6'6 (4.01m x 1.98m)
Being part tiled and fitted with a modern white 4-piece suite comprising of a panelled bath, separate shower cubicle with an electric shower, pedestal wash hand basin and a low flush WC.
Built-in cupboard which houses the gas boiler and hot water cylinder.
Chrome heated towel rail.
Tiled floor and downlighting.
Loft access hatch.

Outside

A shared gate gives access to a path which leads to the front entrance door and there is also a walled forecourt garden.

A shared side gennel gives access to the rear of the property where there is a gated and fenced garden which comprises of a concrete path with decorative slate and pebble beds either side and a lawn beyond..

A shared path leads down the side of the rear garden to a gate which opens to two car standing spaces which are accessed via a rear service road off South Street North.

The property also has two outbuildings which are located on the neighbours side (No. 29).

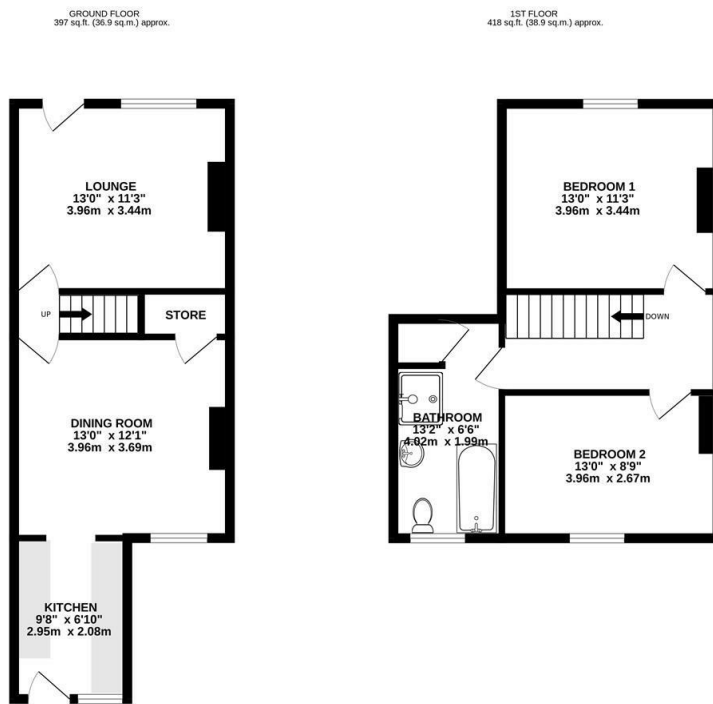


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THIS LISTING INCLUDES A LIVE AND INTERACTIVE
SPRIFT REPORT WITH USEFUL DATA FOR THE
PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE
HISTORY, PLANNING HISTORY, FLOOD RISK,
COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD
INFORMATION AND EPC.

See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHUR



TOTAL FLOOR AREA: 815 sq. ft. (75.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, we cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. No guarantee is made as to the accuracy of the floorplan. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given.
 Made with floorplan 12/2021

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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, 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

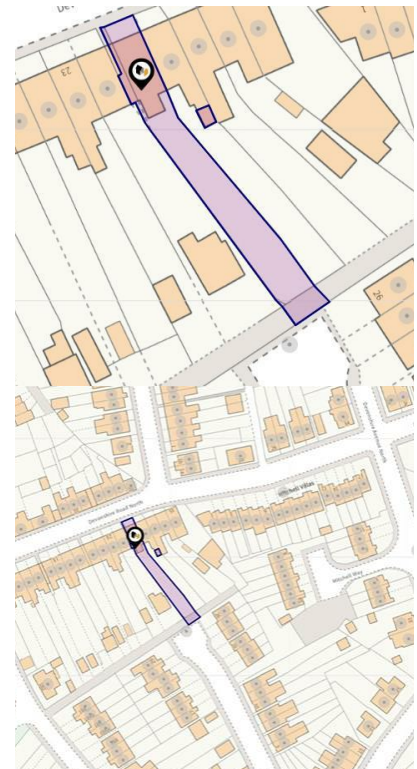
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	62	
(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

	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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