



7 Devonshire Terrace,  
Holmewood, S42 5RF

GUIDE PRICE

£120,000

W  
WILKINS VARDY

GUIDE PRICE

# £120,000

GUIDE PRICE £120,000 - £125,000

IDEAL FIRST TIME BUYER/STARTER HOME - THREE BEDS - LOW MAINTENANCE GARDENS - NO CHAIN

Offered for sale with no chain, is this delightful three bedroomed mid terraced house which offers 833 sq. ft. of comfortable living space for you to make your own. As you step inside the property you are greeted by a cosy reception room. The property also boasts a spacious kitchen/diner with useful storage area off, a ground floor bathroom and an en suite WC to the the master bedroom.

Holmewood has a range of good amenities nearby, and is ideally positioned for commuters needing access to the M1 Motorway or into Chesterfield Town Centre.

- Ideal First Time Buyer/Starter Home
- Well Proportioned Mid Terraced House
- Good Sized Living Room
- Ground Floor Bathroom
- Spacious Kitchen/Diner with Useful Storage Area off
- Three Good Sized Bedrooms, the Master Bedroom with En Suite WC
- Low Maintenance Gardens
- NO CHAIN
- EPC Rating: D

## General

Gas central heating (Worcester Combi Boiler)

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 77.4 sq.m./833 sq.ft.

Council Tax Band - A

Tenure - Freehold

Secondary School Catchment Area - Tibshelf Community School: A Specialist Sports College

## On the Ground Floor

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

## Living Room

12'0 x 11'9 (3.66m x 3.58m)

A good sized front facing reception room, fitted with laminate flooring and having a wall mounted electric fire.

## Kitchen/Diner

13'11 x 13'0 (4.24m x 3.96m)

Fitted with a range of cream wall, drawer and base units with complementary work surfaces and tiled splashbacks.

Inset single drainer stainless steel sink with mixer tap.

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

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

Laminate flooring.

A door opens to a useful built-in under stair storage area.

An opening gives access to the rear entrance hall, and a door opens to a inner hall.

## Rear Entrance Hall

Having a uPVC double glazed door giving access onto the rear of the property.

## Inner Hall

With staircase rising to the First Floor accommodation.

## Bathroom

Having waterproof boarding to some of the walls and fitted with a white 3-piece suite comprising of a panelled bath with folding glass shower screen and electric shower over, semi recessed wash hand basin with vanity unit below, and a low flush WC.

Chrome heated towel rail.

Laminate flooring.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

12'10 x 10'10 (3.91m x 3.30m)

A good sized rear facing double bedroom, having a door giving access to an ...

## En Suite WC

Being part tiled and fitted with a 2-piece suite comprising of a wash hand basin with vanity unit below and a low flush WC.

Laminate flooring.

## Bedroom Two

15'0 x 8'4 (4.57m x 2.54m)

A good sized front facing double bedroom.

## Bedroom Three

11'11 x 7'5 (3.63m x 2.26m)

A front facing single/small double bedroom.

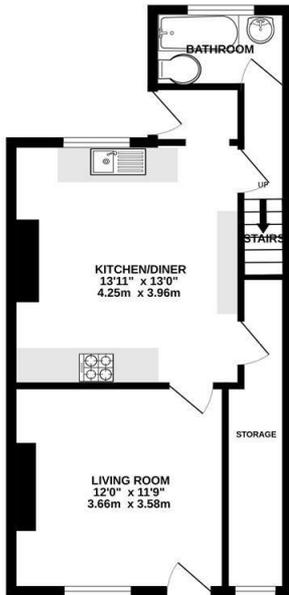
## Outside

There is a walled low maintenance forecourt garden. On street parking is available in the area.

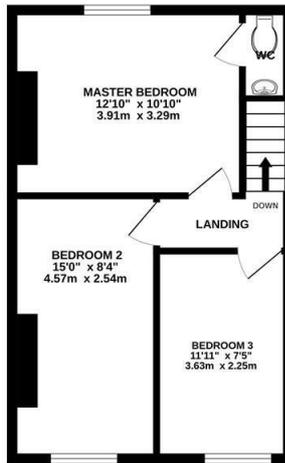
To the rear of the property there is an enclosed, west facing pebbled garden with a deck seating area.



GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA - 833 sq.ft. (77.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

Relocation agent network

#### 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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received 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 Tibshelf 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 Consultant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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