



30 Baden Powell Road,
Chesterfield, S40 2SL

£110,000

W
WILKINS VARDY

£110,000

AFFORDABLE HOME - IDEAL FOR FIRST TIME BUYERS/INVESTORS - NO CHAIN

Offered for sale with no upward chain is this well proportioned mid terrace house offering excellent potential, requiring some cosmetic upgrading and refurbishment throughout, making it an ideal opportunity for first time buyers or investors looking to add value. The accommodation comprises a comfortable living room, good sized dining kitchen, two double bedrooms, and a bathroom. Externally, the property benefits from low maintenance gardens to both the front and rear.

Situated in a popular and convenient location, the property is well placed for the local amenities on Derby Road and readily accessible for transport links towards, Chesterfield, Sheffield and the M1 Motorway.

- WELL PROPORTIONED MID TERRACED HOUSE
- GOOD SIZED LIVING ROOM
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE SOUTH WEST FACING REAR GARDEN
- NO UPWARD CHAIN
- REQUIRNG SOME COSMETIC UPGRADING/REFURBISHMENT
- DINING KITCHEN
- BATHROOM/WC
- POPULAR & CONVENIENT LOCATION
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors (unless otherwise stated)
Gross internal floor area - 70.5 sq.m./758 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

A timber framed and glazed front entrance door opens into the ...

Living Room

12'5 x 11'10 (3.78m x 3.61m)
A good sized front facing reception room fitted with laminate flooring.

Centre Lobby

Having a built-in under stair store cupboard.

Kitchen/Dining Room

23'11 x 11'10 (7.29m x 3.61m)

Dining Room

A good sized rear facing dining room, fitted with laminate flooring.
This room houses the integrated electric oven and 5-ring gas hob with tiled splashback and stainless steel extractor hood over, together with a breakfast bar.
A door gives access to the staircase which rises to the first floor accommodation.

Kitchen

Fitted with a tall larder unit and a single drainer stainless steel sink with mixer tap.
Fitted worktop with tiled splashback.
Integrated appliances to include a fridge/freezer and a dishwasher.
Space and plumbing is provided for a washing machine.
A door gives access onto the rear of the property.
Laminate flooring.

On the First Floor

Landing

Bedroom One

12'4 x 11'10 (3.76m x 3.61m)
A good sized front facing double bedroom.

Bedroom Two

15'9 x 8'5 (4.80m x 2.57m)
A good sized rear facing double bedroom having an over stair area with fitted shelving.

Bathroom

13'8 x 6'6 (4.17m x 1.98m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with mixer shower over, pedestal wash hand basin and a low flush WC.
Built-in airing cupboard.
Chrome heated towel rail.
Vinyl flooring.

Outside

A shared gate gives access to a path which leads up to the front entrance door. There is also a walled forecourt garden. On street parking is available in the area.

A gated gennel gives access down the side of the property to the rear, where there is a yard area and a pebbled garden beyond. At the top of the garden there is a brick built outbuilding with two doors to useful storage areas..





TOTAL FLOOR AREA: 758 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for 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. Made with Lettmap 12/2019

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RICS

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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, 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 Parkside 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) 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

	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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