



36 Reservoir Terrace,  
Brockwell, S40 4HA

OFFERS IN THE REGION OF

£157,500

W  
WILKINS VARDY

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ATTRACTIVE VICTORIAN TERRACE - TWO DOUBLE BEDROOMS - PERIOD FEATURES - OFF STREET PARKING - PEACEFUL POSITION BUT CLOSE TO TOWN CENTRE

A charming and beautifully presented two-bedroom terraced house, tucked away in a peaceful, secluded setting while remaining just a short distance from the town centre. This well-presented home boasts an array of attractive period features, blending character with comfort. Further benefits include the rare advantage of off-street parking, making this delightful property ideal for first-time buyers, downsizers, or investors alike.

- ATTRACTIVE TERRACED HOUSE
- TWO DOUBEL BEDROOMS WITH STRIPPED WOODEN FLOORS
- KITCHEN WITH WASHER AND FRIDGE FREEZER INCLUDED
- OFF STREET PARKING
- SOLD WITH NO UPWARD CHAIN
- PEACEFUL POSITION CLOSE TO THE RESERVOIR
- TWO GOOD SIZED OPEN PLAN RECEPTION ROOMS
- FRONT & REAR PORCHES
- SUPERBLY CONVENIENT LOCATION FOR THE TOWN CENTRE

## General

Gas central heating Combi boiler  
Gross internal floor area - 898 sq ft (83.4 sq m)  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Outward Academy Newbold

## Rear Porch

Having a tiled floor.

## Kitchen

12'6" x 9'10" (3.81m x 3.00m)  
Comprising a range of cream shaker style base and wall units with a complimentary grey worktop and sink with mixer tap.  
Integrated electric oven and four ring gas hob with extractor fan above.  
A freestanding washing machine and fridge freezer are included in the sale..  
Tiled flooring.

## Open Plan Living / Dining

### Dining Room

12'5" x 11'11" (3.78m x 3.63m)  
A good sized reception room with laminate flooring being open plan to the living room.

### Living Room

12'5" x 11'6" (3.78m x 3.51m)  
Having a feature fireplace with electric fire with black fire and a tiled hearth.  
Laminate flooring

## Hallway

With a door leading through to the front porch. Stairs rise to the ...

## On The First Floor

### Landing

### Bathroom

9'10" x 7'3" (3.00m x 2.21m)  
Having a white suite comprising a low flush WC, pedestal wash hand basin and panelled bath with electric shower over.

### Bedroom Two

12'3" x 10'2" (3.73m x 3.10m)  
A rear facing double bedroom with varnished wood floors.

### Bedroom One

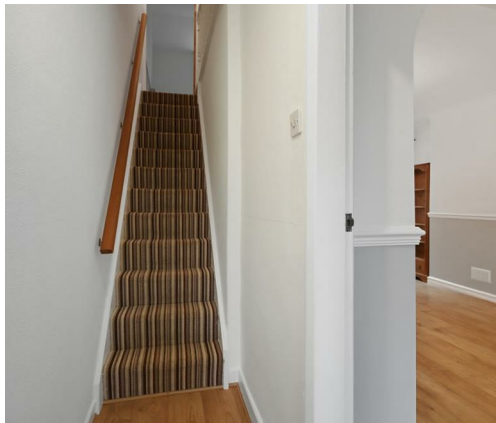
15'5" x 11'1" (4.70m x 3.38m)  
A generous front facing double room with two sets of fitted wardrobes and varnished wood floors.

## Outside

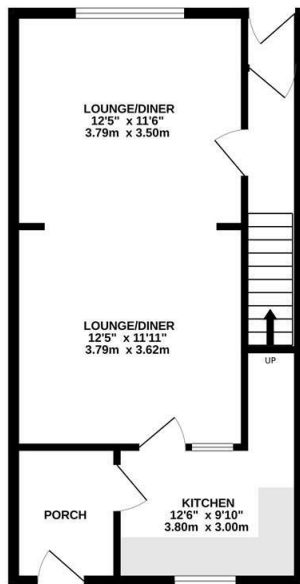
To the front of the property a gate leads through to a low maintenance pebbled area and up to the front door.

To the rear there are double gates leading to a paved yard which can provide off street parking. There is also brick built planted border.

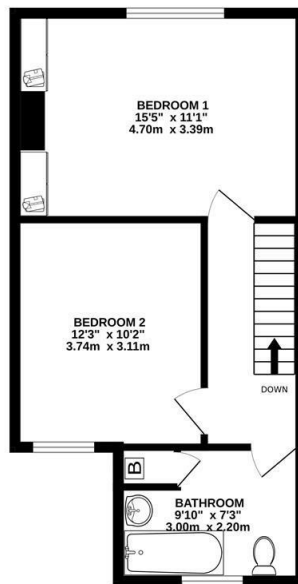




GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 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.  
Made with Metaplan (2020)

| 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 (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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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.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, 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 Outwood Academy Newbold 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.



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