



17 Frederick Street,
Grassmoor, S42 5AR

OFFERS IN THE REGION OF

£89,950

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WILKINS VARDY

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REQUIRING A SCHEME OF MODERNISATION - TWO GOOD SIZED BEDROOMS - GENEROUS SOUTH WEST GARDEN

Of likely interest to first time buyers or investors, this two double bedroomed terrace offers Victorian styling with its attractive frontage and a generous plot. The property boasts a good sized dining kitchen, cosy living room and two generous bedrooms, both with fitted storage.

Just a short distance from Grassmoor village centre, the property has a range of amenities and parks on its door step including Grassmoor Country Park which is less than a kilometre away. The property is also well positioned for routes into Chesterfield and towards Clay Cross.

- Well Proportioned Victorian Mid Terraced House
- Requiring a Scheme of Modernisation
- Good Sized Living Room
- Spacious Kitchen/Diner
- Two Good Sized Double Bedrooms
- Bathroom/WC
- South West Facing Rear Garden
- NO UPWARD CHAIN
- EPC Rating: D

General

Gas central heating (Ideal Logic Combi Boiler)
uPVC sealed unit double glazed windows and doors (except for under stair store window)
Gross internal floor area - 58.3 sq.m./628 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

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

Living Room

11'11 x 11'3 (3.63m x 3.43m)
A good sized front facing reception room, fitted with laminate flooring and having a wall mounted gas fire.
Built-in cupboard to the alcove.
Picture rail.

Centre Lobby

With staircase rising to the First Floor accommodation.

Kitchen/Diner

12'3 x 11'11 (3.73m x 3.63m)
A good sized room having a single drainer stainless steel sink set within a work top, base unit and single wall unit.
A door gives access to a useful built-in under stair store.
Vinyl flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

With loft access hatch.

Bedroom One

11'10 x 11'2 (3.61m x 3.40m)
A good sized front facing double bedroom, spanning the full width of the property and having two built-in double wardrobes.

Bedroom Two

12'2 x 9'3 (3.71m x 2.82m)
A good sized rear facing double bedroom having a feature cast iron fireplace and a built-in double wardrobe.

Bathroom

Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.
Built-in cupboard.
Tile effect vinyl flooring.

Outside

On street parking is available in the area.

A shared side gennel gives access to the south west facing lawned rear garden and garden shed. A gate to the rear of the garden gives access onto a rear service road.



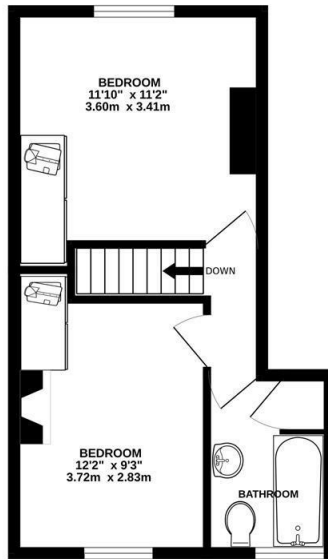
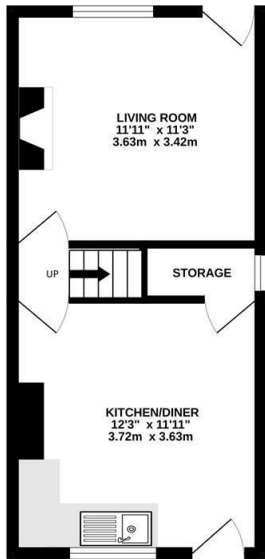
THIS LISTING INCLUDES A LIVE AND INTERACTIVE SPRIFT REPORT WITH USEFUL DATA FOR THE PROPERTY INCLUDING TITLE PLANS, HOUSE PRICE HISTORY, PLANNING HISTORY, FLOOD RISK, COUNCIL TAX, LOCAL SCHOOLS, LEASEHOLD INFORMATION AND EPC.

See Below!

BUYERS GUIDE CAN BE FOUND BELOW DESCRIPTION UNDER 'BROCHURE'

GROUND FLOOR
300 sq.ft. (27.8 sq.m.) approx.

1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 628 sq.ft. (58.3 sq.m.) approx.

Whilst 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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	

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, gas fire, 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.

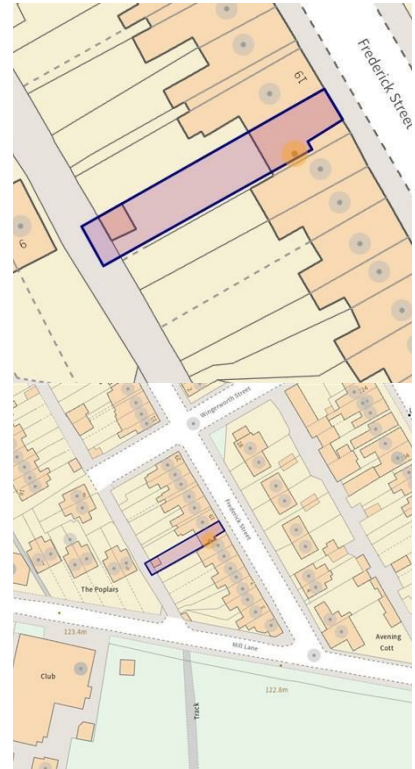
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall 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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wilkins-vardy.co.uk