



12 Wentworth Road,
Dronfield Woodhouse, S18 8ZU

OFFERS IN THE REGION OF

£275,000

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WILKINS VARDY

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CASH BUYERS ONLY - SUPERB BUNGALOW WITH LOTS OF POTENTIAL

Having previously suffered from a burst water pipe, which resulted in flood damage throughout large parts of the property, this three bedroomed detached bungalow offers the buyer an opportunity to modernise and refurbish to create a fantastic family home or retirement property.

Situated in this desirable residential neighbourhood, close to a range of good local amenities, the property is ideally placed for accessing the centre of Dronfield, for transport links into Sheffield and for routes towards the Peak District.

- Detached Bungalow with Huge Potential
- Refurbishment Project
- Generous Lounge/Diner
- Fitted Kitchen
- Cloaks/WC & Bathroom/WC
- Three Good Sized Bedrooms
- NO UPWARD CHAIN
- EPC Rating: F
- CASH BUYERS ONLY

General

Gas central heating (Glow Worm Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 86.1 sq.m./927 sq.ft.
Council Tax Band - D
Tenure - Freehold
Secondary School Catchment Area - Dronfield Henry Fanshawe School

A uPVC front door with uPVC double glazed side panel opens into an ...

Entrance Hall

Cloaks/WC

Fitted with a 2-piece suite comprising of a pedestal wash hand basin and a low flush WC.

Lounge/Diner

20'2 x 11'11 (6.15m x 3.63m)
A generous front facing reception room, fitted with coving and having a feature stone fireplace with a gas fire sat on a tiled hearth.
Doors from here give access to an inner hall and into the ...

Kitchen

9'11 x 9'10 (3.02m x 3.00m)
Being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over.
Inset single drainer stainless steel sink with mixer tap.
Integrated appliances to include a fridge, electric oven and 4-ring gas hob with concealed extractor over.
Space and plumbing is provided for a washing machine.
A uPVC double glazed door gives access onto the side of the property.

Inner Hall

Having a built-in airing cupboard housing the Glow Worm boiler and a hot water cylinder.

Bedroom One

14'1 x 9'10 (4.29m x 3.00m)
A good sized rear facing double bedroom.

Bedroom Two

12'0 x 9'11 (3.66m x 3.02m)
A good sized rear facing double bedroom.

Bedroom Three

9'10 x 8'6 (3.00m x 2.59m)
A good sized single bedroom with window to the side elevation.

Bathroom

Being part tiled and fitted with a 3-piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC.

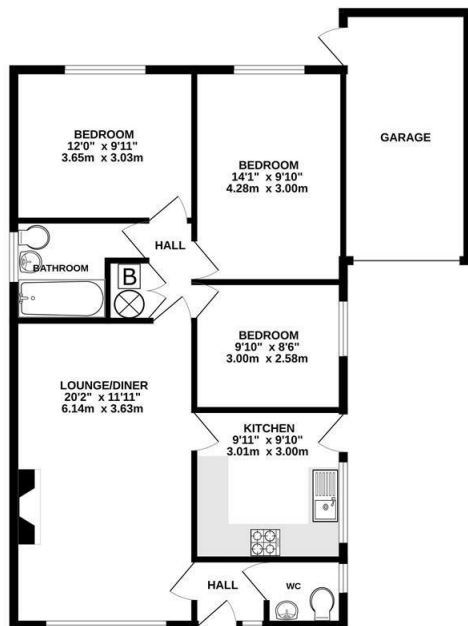
Outside

To the front of the property there is a lawned garden with shrub bed, alongside a tarmac driveway providing ample off street parking and leading to the attached single garage having an 'up and over' door and rear personnel door.

A gate gives access to the rear garden which is laid to lawn.



GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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

TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the description 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, fixtures and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Mark Webb Menepps 01223



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, gas fire, kitchen appliances, 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 Dronfield Henry Fanshawe 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.



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wilkins-varDY.co.uk