



43 Clarkson Avenue,
Boythorpe, S40 2RS

OFFERS IN THE REGION OF

£139,950

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WILKINS VARDY

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£139,950

EXTENDED THREE BED SEMI - REQUIRING REFURBISHMENT/MODERNISATION - GENEROUS PLOT - NO CHAIN

Offered for sale with no upward chain, is this extended three bedroomed semi detached house which offers 885 sq.ft of living accommodation, which requires a scheme of refurbishment/modernisation to create a lovely home. With two reception rooms, a good sized kitchen and a wet room, there is plenty of space for the whole family. The property also benefits from off street parking and mature gardens to the front and rear.

Located on the outskirts of the Town Centre, the property is well placed for accessing Queen's Park and the local amenities on Derby Road, as well as being readily accessible for commuter links towards Dronfield, Sheffield and the M1 Motorway.

Book a viewing today and step into your future home!

- Extended Semi Detached House in need of Refurbishment/Modernisation
- Good Sized Kitchen
- Shower Room/WC
- NO CHAIN
- EPC Rating: E
- Two Reception Rooms
- Three Bedrooms
- Off Street Parking & Mature Gardens
- Located on outskirts of the Town Centre

General

Gas central heating (Ideal Logic Plus Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 82.2 sq.m./885 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Parkside Community School

On the Ground Floor

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

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

13'8 x 10'7 (4.17m x 3.23m)

A good sized bay fronted reception room having a feature tiled fireplace with an open grate.

Hallway

Having a built-in under stair store cupboard and a uPVC double glazed door opening onto the side of the property.
An opening leads through into the ...

Dining Room

11'10 x 11'5 (3.61m x 3.48m)

A rear facing reception room having a wall mounted electric fire. A sliding door gives access into the ...

Kitchen

15'2 x 6'11 (4.62m x 2.11m)

Fitted with a basic range of wall, drawer and base units with work surfaces over, including a single drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine, and there is also space for a freestanding cooker and a fridge/freezer.

Vinyl flooring.

A uPVC double glazed door gives access onto the side of the property.

On the First Floor

Landing

Bedroom One

11'11 x 11'5 (3.63m x 3.48m)

A good sized rear facing double bedroom having a built-in airing cupboard housing the gas boiler.

Bedroom Two

12'3 x 9'1 (3.73m x 2.77m)

A front facing double bedroom.

Bedroom Three/Boxroom

9'0 x 7'5 (2.74m x 2.26m)

A side facing single bedroom.

Shower Room

Having a fully tiled shower area with half height folding shower doors and an electric shower, wash hand basin with tiled splashback and a low flush WC.

Vinyl flooring.

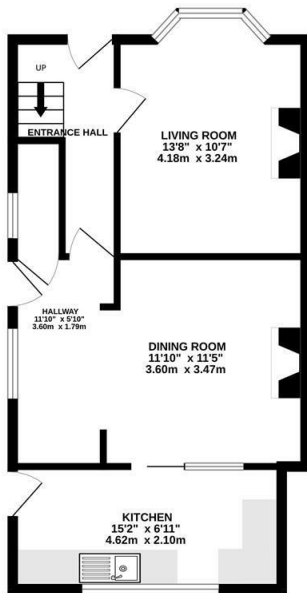
Outside

To the front of the property there is a lawned garden and a concrete drive providing off street parking.

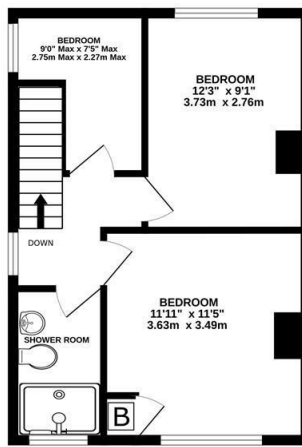
To the rear of the property there is an enclosed east facing garden which is predominantly laid to lawn with a concrete path leading down to a greenhouse. There are also hardstanding areas and a garden shed.



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 885 sq.ft. (82.2 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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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		79	
(81-91) B			
(69-80) C			
(55-68) D	53		
(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 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

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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, electric fire, 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.



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wilkins-varidy.co.uk