



19 Clarence Road,  
Chesterfield, S40 1LU

£325,000

W  
WILKINS VARDY

# £325,000

CHARMING VICTORIAN THREE STOREY SEMI - EDGE OF TOWN CENTRE LOCATION - NO CHAIN

A spacious Victorian three storey semi detached home situated on the edge of the town centre and offered for sale with no onward chain. This characterful property offers 1425 sq.ft. of accommodation including two reception rooms, a useful cellar, fitted kitchen with pine units and integrated cooking appliances, and a garden room with adjoining WC. To the upper floors are three good sized double bedrooms and a family bathroom. Outside, the property benefits from low maintenance gardens.

Clarence Road is particularly appealing, providing easy access to local amenities, schools, and parks, and within walking distance of the Town Centre. With its generous living space and prime location, this property is sure to attract interest from a range of buyers.

Don't miss the chance to make this charming house your new home.

- CHARMING VICTORIAN THREE STOREY SEMI DETACHED HOUSE
- TWO GOOD SIZED RECEPTION ROOMS
- FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES
- GARDEN ROOM WITH WC OFF
- USEFUL CELLAR
- THREE GOOD SIZED DOUBLE BEDROOMS
- FAMILY BATHROOM
- LOW MAINTENANCE GARDENS
- NO UPWARD CHAIN
- EPC RATING: E

## General

Gas central heating  
Mixture of timber framed single glazed/sealed unit double glazed windows  
Gross internal floor area - 132.4 sq.,m./1425 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Brookfield Community School

## On the Ground Floor

A side entrance door opens into a ...

## Entrance Hall

With staircase rising to the first floor accommodation.

## Living Room

13'1 x 12'10 (3.99m x 3.91m)  
A good sized bay fronted reception room having an ornate feature fireplace.  
Built-in base cupboard with shelving above to both alcoves.  
Wood flooring.

## Dining Room

13'1" x 11'4" (3.99m x 3.47m)  
A second good sized reception room having a feature fireplace.  
This room also has built-in shelving and a picture rail.  
Painted wood flooring.  
A further door from this room gives access to steps which lead down into the Cellar.

## Kitchen

13'1 x 11'0 (3.99m x 3.35m)  
Being part tiled and fitted with a range of pine wall, drawer and base units with under unit lighting and complementary work surfaces over.  
Inset 1½ bowl single drainer sink with mixer tap.  
Integrated appliances to include an electric double oven and 4-ring electric hob with extractor hood over.  
Space and plumbing is provided for a washing machine, and there is space for a tumble dryer and an under counter fridge.  
Tiled floor and downlighting.  
Velux window.  
Glazed double doors give access into the ...

## Garden Room

13'1 x 9'1 (3.99m x 2.77m)  
A good sized room having double doors opening onto the rear of the property.  
Painted wood flooring.  
A door gives access into a ...

## WC

Being panelled to half height and fitted with a hand wash basin and a low flush WC.

## On the First Floor

## Landing

With staircase rising to the second floor accommodation.

## Bedroom One

13'1 x 13'0 (3.99m x 3.96m)  
A good sized front facing double bedroom with wood flooring.

## Bedroom Two

11'1 x 8'10 (3.38m x 2.69m)  
A rear facing double bedroom having built-in storage cupboard/wardrobe.

## Bathroom

11'1 x 7'2 (3.38m x 2.18m)  
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with etched glass shower screen and mixer shower over, pedestal hand wash basin and a low flush WC.  
Built-in storage.  
Wood flooring.

## On the Second Floor

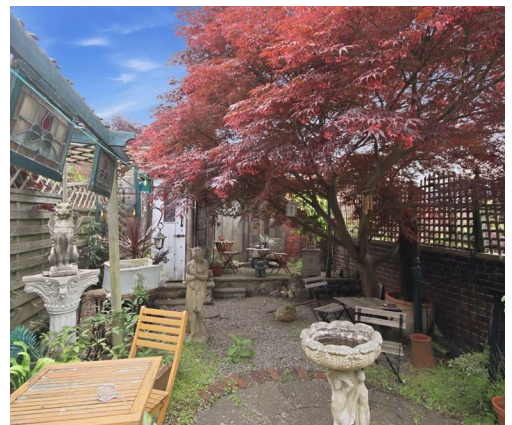
## Bedroom Three

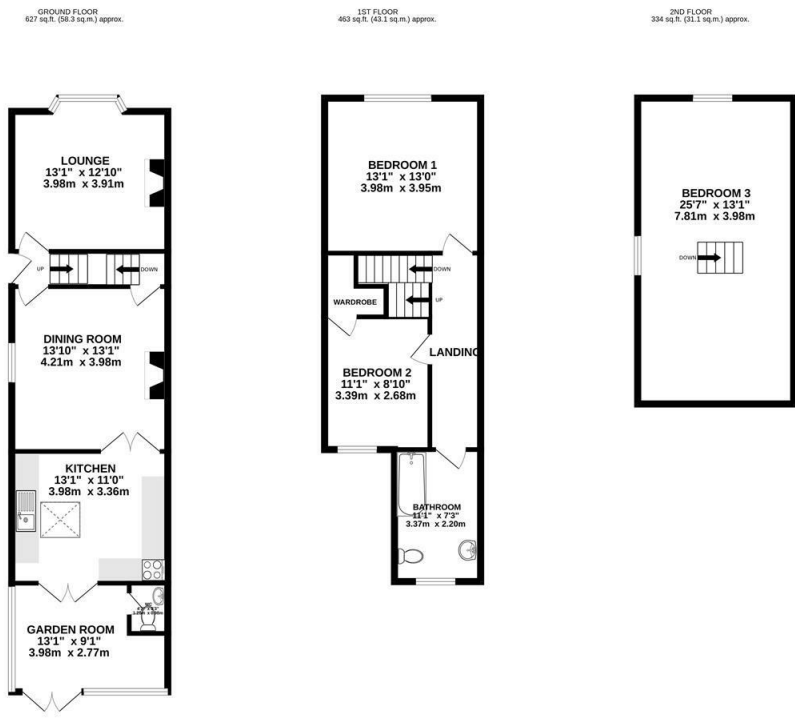
25'7 x 13'1 (7.80m x 3.99m)  
A spacious dual aspect double bedroom.

## Outside

There is a rockery style forecourt garden and steps leading up to a path which leads to the front entrance door. Permit parking is available in the area.

A side gate gives access to the enclosed rear garden where there is a low maintenance decorative pebble bed interspersed with plants and shrubs, a circular paved patio surrounded by decorative pebbles and a raised paved patio beyond.





TOTAL FLOOR AREA: 1425 sq ft. (132.4 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of floors, windows, doors 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>52</b>	<b>75</b>
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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, 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.

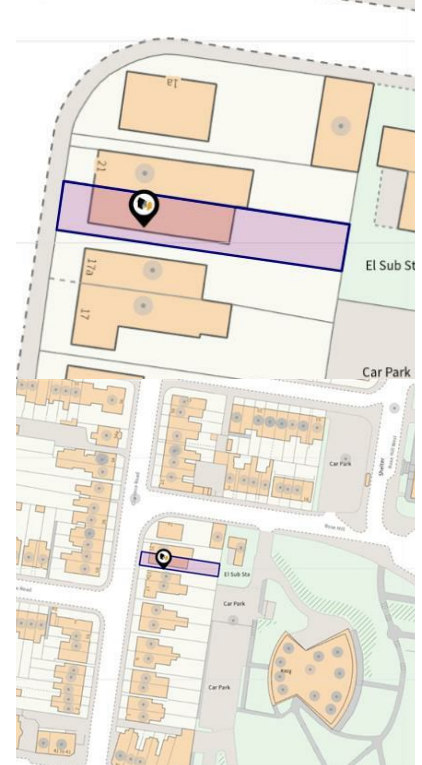
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

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 Brookfield 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 Consultants.



**CHESTERFIELD** | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-varDY.co.uk