



16 Prospect Terrace,
Brockwell, S40 4HD

OFFERS IN THE REGION OF

£165,000

W

WILKINS VARDY

£165,000

THREE STOREY MID TERRACE HOUSE - FOUR BEDROOMS - DRIVEWAY
PARKING - NO CHAIN

Offered for sale with no upward chain is this spacious three storey mid terraced home offering 893 sq.ft. of accommodation. The property features a good sized living room, a dining kitchen with separate kitchenette/utility room off, together with four well proportioned bedrooms and a family bathroom.

Externally, the property benefits from driveway parking to the front and a low maintenance rear garden, ideal for easy upkeep.

Situated on the outskirts of the Town Centre, the home is conveniently placed for local amenities, schools and transport links.

- THREE STOREY MID TERRACE HOUSE
- GOOD SIZED LIVING ROOM
- DINING KITCHEN WITH KITCHENETTE/UTILITY ROOM OFF
- FOUR GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY PARKING
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- NO CHAIN
- EDGE OF TOWN CENTRE LOCATION
- EPC RATING: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 82.9 sq.m./893 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor

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

Kitchenette/Utility

7'0 x 6'7 (2.13m x 2.01m)
Being part tiled and fitted with two double wall units and a single base unit with complementary work surface over.
Inset double drainer stainless steel sink with mixer tap.
Space and plumbing is provided for a washing machine and a dishwasher.
Laminate flooring.
An opening leads through into the ...

Dining Kitchen

12'0 x 11'11 (3.66m x 3.63m)
A good sized rear facing room, being part tiled and fitted with a range of modern base and drawer units with complementary work surfaces over.
Integrated appliances to include an electric oven and hob with stainless steel extractor hood over.
Space is provided for a fridge/freezer.
A door gives access to useful built-in under stair store.
Laminate flooring.

Centre Lobby

With staircase rising to the First Floor accommodation.

Living Room

11'11 x 9'1 (3.63m x 2.77m)
A good sized rear facing reception room fitted with laminate flooring.
A uPVC double glazed door gives access onto the rear of the property.

On the First Floor

Landing

A staircase rises to the Second Floor accommodation.

Bedroom Three

11'11 x 9'11 (3.63m x 3.02m)
A good sized rear facing double bedroom.

Bedroom Four

8'11 x 7'11 (2.72m x 2.41m)
A front facing single bedroom.

Bathroom

8'11 x 5'0 (2.72m x 1.52m)
Being fully tiled and fitted with a white 3-piece suite comprising a panelled bath with bath/shower mixer tap, pedestal hand wash basin and a low flush WC.

On the Second Floor

Landing

Bedroom One

11'11 x 9'11 (3.63m x 3.02m)
A good sized rear facing double bedroom with some restricted head height.

Bedroom Two

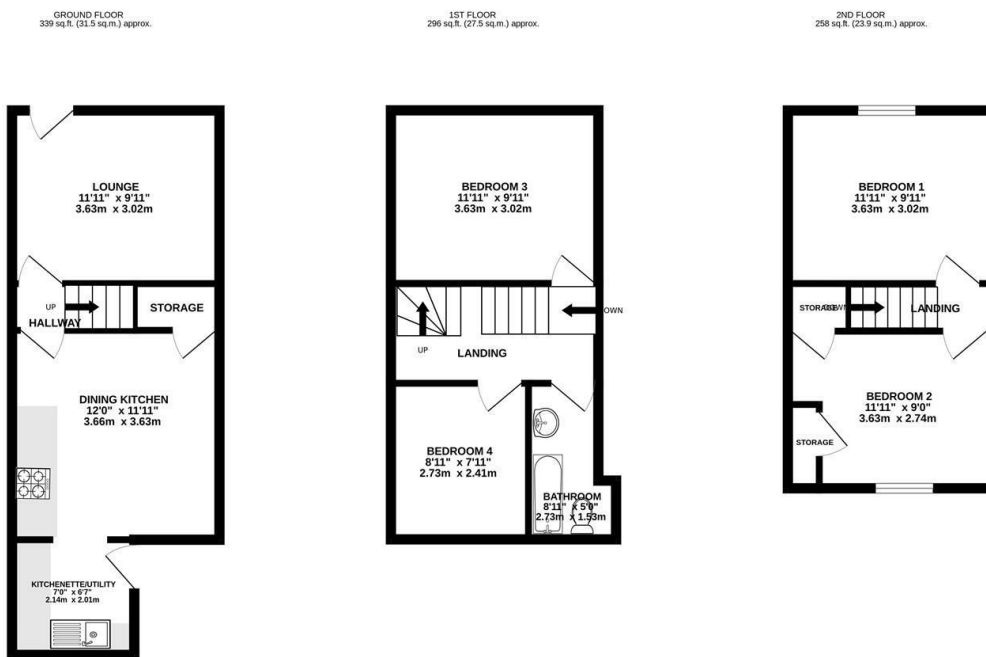
11'1 x 9'0 (3.38m x 2.74m)
A good sized front facing double bedroom having two built-in storage cupboards.

Outside

To the front of the property there is a driveway providing off street parking.

To the rear of the property there is a paved patio/seating area, an artificial lawn and decorative pebble beds interspersed with shrubs.





TOTAL FLOOR AREA: 893 sq.ft. (82.9 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



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, 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.

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 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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