



**w****ards**  
estate agents

**16 Cobden Road**  
, Chesterfield, S40 4TD

**Guide price £200,000**

## 16 Cobden Road

Chesterfield, S40 4TD

Guide Price £200,000 - £210,000

Offered to the market with NO CHAIN!

Deceptively spacious THREE DOUBLE BEDROOM MID TERRACED HOUSE which is situated in this extremely popular residential town centre location and enjoys easy access to local shops, bus routes, reputable schooling, train station and town centre facilities.

Well proportioned family living accommodation benefits from gas central heating with a Combi boiler and uPVC double glazing and comprises of front entrance hall, front reception room, dining room, rear kitchen and ground floor family bathroom. To the first floor THREE DOUBLE BEDROOMS.

Front low maintenance forecourt garden with low brick walling, shrubbery border and side fenced boundary. Rear enclosed low maintenance garden with gravel area and paved patio. Fenced perimeter boundaries.

On street parking available plus on street Permit Parking available by application through Chesterfield Borough Council.

### Additional Information

Gas Central Heating-Potterton Combi Boiler - serviced

uPVC double glazed windows

Gross Internal Floor Area- 09.3 Sq.m/1176.5 Sq.Ft.

Council Tax Band -A

Secondary School Catchment Area -Brookfield Community School





### **Entrance Hall**

15'2" x 3'5" (4.62m x 1.04m)

Front uPVC entrance door leads into the hallway. Staircase to the first floor.

### **Reception Room**

11'11" x 11'11" (3.63m x 3.63m)

Spacious family living room with feature inset fireplace having an electric stove.

### **Dining Room**

12'10" x 12'8" (3.91m x 3.86m)

A second reception room with rear aspect window. Inset hearth. Door to cellar and access to the kitchen.

### **Cellar**

12'0" x 7'1" (3.66m x 2.16m)

### **Fitted Kitchen**

11'1" x 8'1" (3.38m x 2.46m)

Comprising of a range of base and wall units with complimentary work tops and inset stainless steel sink unit with tiled splash backs. Integrated electric oven, gas hob with extractor above. Space and plumbing for washing machine. Potterton Combi boiler(serviced)

### **Inner Hall**

7'5" x 2'7" (2.26m x 0.79m)

Access to the ground floor bathroom and door leading to the rear garden.

### **Ground Floor Bathroom**

7'5" x 5'5" (2.26m x 1.65m)

Being partly tiled and comprising of a 3 piece White suite which includes bath with mains shower, wash hand basin and low level WC.

### **First Floor Landing**

12'11" x 5'7" (3.94m x 1.70m)

Access to the insulated loft space

### **Front Double Bedroom One**

11'11" x 11'11" (3.63m x 3.63m)

Main double bedroom with front aspect window.

### **Front Double Bedroom Two**

11'11" x 11'3" (3.63m x 3.43m)

Second double bedroom with rear aspect window.





### Rear Double Bedroom Three

13'0" x 10'0" (3.96m x 3.05m)

Third double bedroom with rear aspect window.

### Outside Store

7'11" x 4'2" (2.41m x 1.27m)

### Outside

Front low maintenance forecourt garden with low brick walling, shrubbery border and side fenced boundary. Rear enclosed low maintenance garden with gravel area and paved patio. Fenced perimeter boundaries.

On street parking available plus on street Permit Parking available by application through Chesterfield Borough Council.



### School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.



Validation of offer. 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.

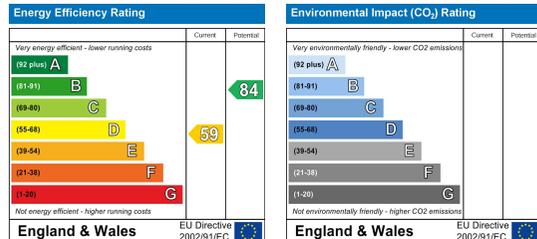
## Floor Plan



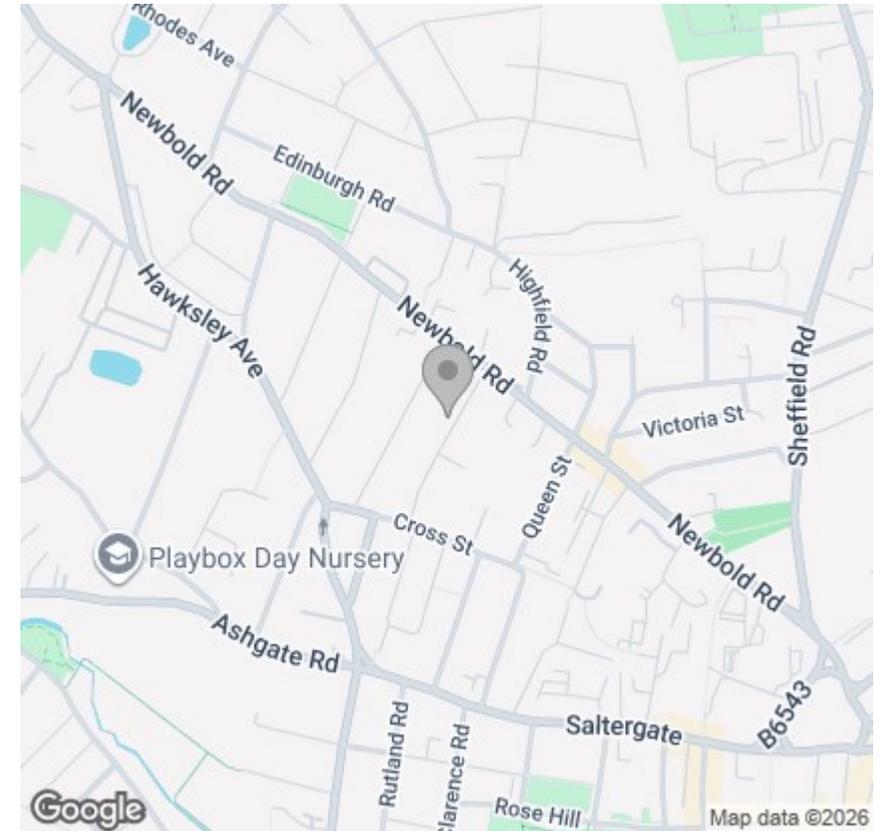
## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Area Map



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, 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.

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