

wards
estate agents

154 Chatsworth Road

Brampton, Chesterfield, S40 2AR

Guide price £130,000

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Offered with NO CHAIN AND IMMEDIATE POSSESSION!!

Early viewing is highly recommended of this TWO DOUBLE BEDROOM MID TERRACED HOUSE having a rear car standing space and is situated in this highly sought after residential which is close to all local amenities with local wine bars, coffee shops and boutiques on the doorstep. Immediate access to bus routes and within close proximity to Chesterfield town centre, bus station, leisure centre and train station.

Ideally suited to first time buyers, small families, downsizers or investors alike!

Potential Yield of 6% per annum- based upon a purchase price of £140,000 and a monthly rental of £725.00

Internally the property benefits from gas central heating with a Combi Boiler (current safety certificate), consumer check in 2021, uPVC double glazing and comprises on the ground floor of front reception room, rear dining kitchen with rear porch leading to a cloakroom/WC with plumbing for washer. First floor main double bedroom with door to landing which leads to both the second double bedroom and family bathroom with White 3 piece suite.

Front forecourt garden with boundary walling and access gateway. Rear car standing space and lawn area. External brick store.

























Additional Information

Gas Central Heating -Condensing Combi Boiler (Current Gas Certificate available)
Electrical Consumer tested in 2021
uPVC double glazed windows
Gross Internal Floor Area - 89.2 Sq.m/ 960.2 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area- Parkside Community School
Primary School Catchment -Brampton Primary School

Additional Information

The property has previously experienced some flooding from natural causes. Current property insurance is in place.

Reception Room

12'3" x 11'11" (3.73m x 3.63m)

Front uPVC entrance door. A specious family reception room with front aspect window. Fireplace with inset brick hearth. Original wooden floor. Inner Hallway with stairs to the first floor.

Kitchen/ Dining Room

12'3" x 12'0" (3.73m x 3.66m)

Comprising of a range of base and wall units with work surfaces over, inset stainless steel sink unit. Integrated electric oven and ceramic hob with extractor above. Access t the cellar. Tiled floor.

Cellar

11'7" x 11'6" (3.53m x 3.51m)

A useful storage area which has previously experienced some flooding from natural causes. The consumer unit is located here and was tested in 2021

Rear Porch

5'9" x 3'4" (1.75m x 1.02m)

Rear wooden door leading onto the rear gardens.

Spacious Cloakroom/WC

5'9" x 5'8" (1.75m x 1.73m)

Comprising of a low level WC and wash hand basin. The Main Condensing Combi boiler is located here- there is a current gas certificate. Tiled floor. Space and plumbing for washing machine.

External Store

4'9" x 4'5" (1.45m x 1.35m)

First Floor Landing

12'1" x 2'8" (3.68m x 0.81m)

Access to bedroom 1 and 2 and also to the bathroom.













Rear Double Bedroom One
12'3" x 11'10" (3.73m x 3.61m)
A spacious double bedroom with rear aspect window. Caste fireplace.

Front Double Bedroom Two
12'1" x 9'3" (3.68m x 2.82m)
A further spacious double bedroom with front aspect window. Original wooden flooring. Cast fireplace. Store cupboard . Access to the insulated loft space.

Family Bathroom
9'4" x 5'9" (2.84m x 1.75m)
Being partly tiled and comprising of a 3 piece suite which includes a bath with spray shower, pedestal wash hand basin and low level WC.

Outside
Front forecourt garden with boundary walling and access gateway.

Rear car standing space and lawn area. External brick store.

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.

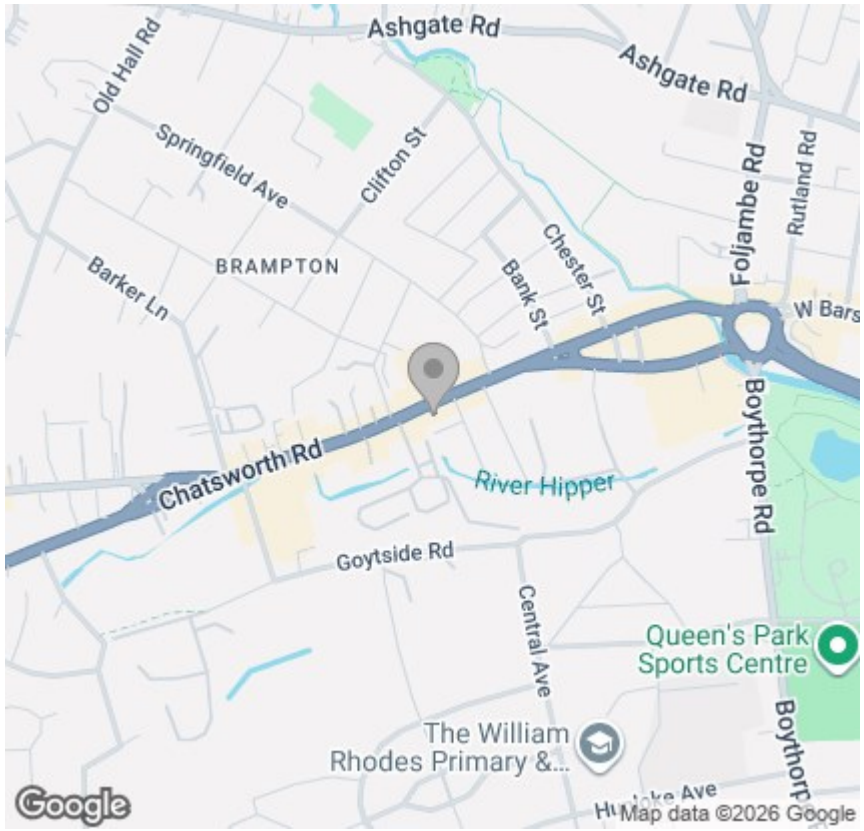
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan



Total area: approx. 89.2 sq. metres (960.2 sq. feet)

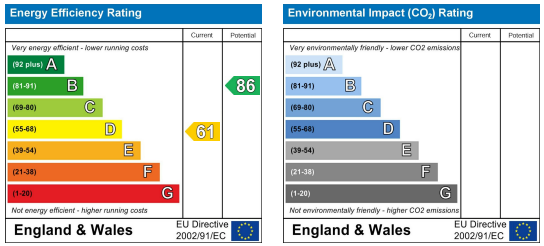
Area Map



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



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.

17 Glumangate, Chesterfield S40 1TX
Tel: 01246 233 333 **Email:** info@wardsestateagents.co.uk wardsestateagents.co.uk

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