



w**ards**
estate agents

43 Rhodes Avenue

Newbold, Chesterfield, S41 7HQ

Guide price £185,000

43 Rhodes Avenue

Newbold, Chesterfield, S41 7HQ

Guide Price £185,000 - £190,000

Early viewing is recommended if you are searching for a traditional THREE BEDROOM PERIOD SEMI DETACHED HOUSE that with a full scheme of modernisation would make a fabulous starter or family home!! Situated in this extremely popular tree lined suburb of Newbold! Located within close proximity to Chesterfield Town Centre! Easy access for commuters to motorway networks & Chesterfield train station Well placed for Linacre Reservoir & Holmebrook Valley Park, the stunning Peak District & Chatsworth House. Local amenities include shops, reputable schools & bus service into Chesterfield.

Internally the property currently has benefits from uPVC double glazing, gas central heating with a Combi boiler and comprises of front entrance porch into the entrance hallway, front family reception room, rear dining room and rear kitchen. To the first floor two double bedrooms and a third versatile room that could also be used as office or home working. Shower/Wet Room and Separate WC.

Low stone boundary walling with wrought iron gates leading onto the front mature garden and driveway which provides ample car parking for 2/3 vehicles.

Enclosed rear garden with concrete patio area and upper lawn. There is a greenhouse.





Additional Information

Gas Central Heating- Main Combi Boiler
uPVC double glazed windows
Gross Internal Floor Area -99.9 Sq.m/ 1075.0 Sq.Ft.
Council Tax Band - B
Secondary School Catchment Area-Outwood Academy Newbold

Front Porch

6'11" x 1'7" (2.11m x 0.48m)

uPVC glazed French entrance doors leads into the porch. Internal wooden door with obscure glazed panels leads into the entrance hallway.

Entrance Hall

13'9" x 6'11" (4.19m x 2.11m)

Spacious entrance hallway with stairs climbing to the first floor. Useful under stairs store cupboard.

Reception Room

13'0" x 12'1" (3.96m x 3.68m)

Family reception room with front aspect bay window.

Dining Room

12'1" x 11'1" (3.68m x 3.38m)

A second reception/dining room with rear aspect window.

Kitchen

11'0" x 6'11" (3.35m x 2.11m)

Includes basic wall and base units with inset stainless steel sink. Space for washing machine and fridge/freezer. Rear uPVC door.

First Floor Landing

10'4" x 6'11" (3.15m x 2.11m)

Access to the attic space.

Front Double Bedroom One

13'6" x 12'1" (4.11m x 3.68m)

Main double bedroom with front aspect bay window.

Rear Double Bedroom Two

12'1" x 11'3" (3.68m x 3.43m)

A second double bedroom with rear aspect window. The Main Combi Boiler is located in this bedroom.





Front Single Bedroom Three

7'11" x 6'11" (2.41m x 2.11m)

A versatile third bedroom which could be used for office or home working.

Shower Room

8'1" x 6'11" (2.46m x 2.11m)

Fully tiled disability shower/wet room. Comprising of a showering area with electric shower and pedestal wash hand basin.

Separate WC

3'9" x 2'7" (1.14m x 0.79m)

Low level WC.

Detached Garage

16'8" x 8'1" (5.08m x 2.46m)

Single detached concrete garage

Outside

Low stone boundary walling with wrought iron gates leading onto the front mature garden and driveway which provides ample car parking for 2/3 vehicles.

Enclosed rear garden with concrete patio area and upper lawn. There is a greenhouse.



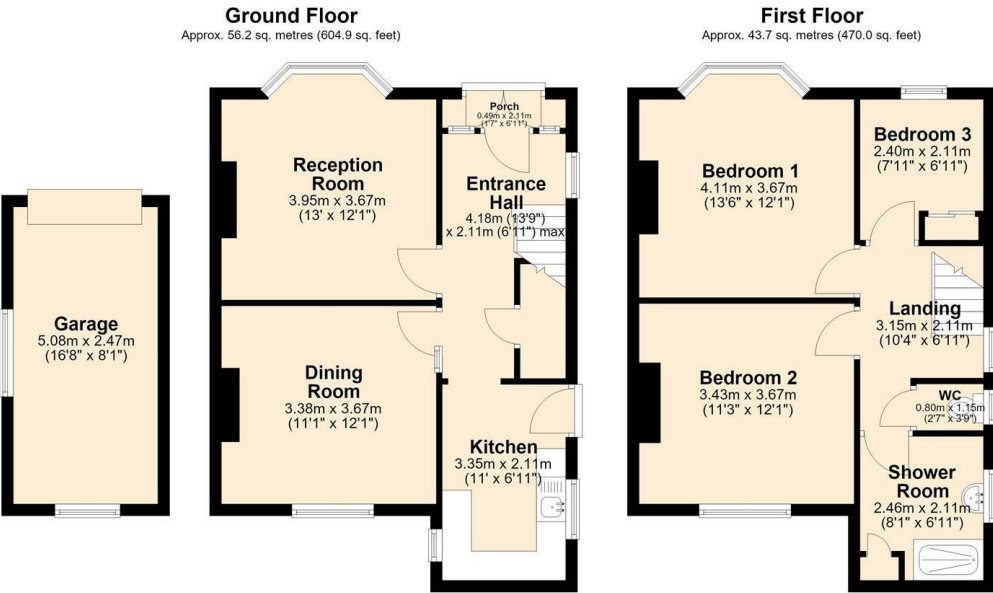
School catchment areas

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.



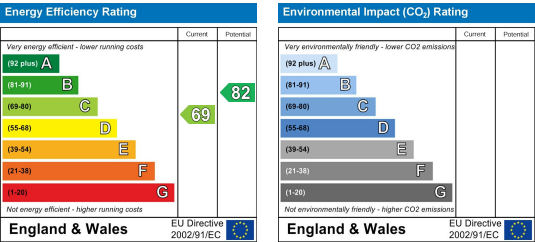
Floor Plan



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.

