

wards
estate agents

3A Gloucester Road,
Newbold, Chesterfield, S41 7EF

Offers in the region of £150,000

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OFFERED WITH NO ONWARD CHAIN !!!

SPACIOUS TWO BEDROOM SEMI DETACHED FAMILY HOUSE - Ideal for first time buyers, small families or Investors Alike! Situated in this hugely popular residential location ideally placed for various amenities on Sheffield Road, Chesterfield College, Town Centre, Train Station and Major Commuter Road Links to Dronfield, Sheffield and M1 Motorway.

Internally the property benefits from Gas Central Heating & uPVC Double Glazing and comprises of :- Entrance hall with stairs leading to the first floor, reception room with front aspect bay window & uPVC patio door onto the rear garden. Kitchen with dual aspect windows and leading into the rear porch & downstairs W/C. To the first floor, main double bedroom & good sized second bedroom with built in wardrobe/ storage cupboard. Shower room being partly tiled & partly panelled with three piece suite.

Front walled courtyard & fencing with secure gate. Low maintenance paved/pebbled area.

Low maintenance rear garden with artificial grass area, additional patio area. Secure side gate & fenced boundaries. Outside tap.

Additional Information
Gas Central Heating- Ideal Combi Boiler
uPVC double glazed windows
Fridge Freezer & Washing Machine to be included.
Gross Internal Floor Area- 64.1 Sq.m/ 689.7 Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area -Whittington Green School

Entrance Hall
8'3" x 2'11" (2.51m x 0.89m)
Composite entrance door into the hallway where the stairs lead to the first floor.

Reception Room
13'1" x 12'4" (3.99m x 3.76m)
Spacious family room with electric fire set upon a hearth with feature surround. Front aspect bay window & sliding uPVC doors leading to the rear garden.

Fitted Kitchen
13'1" x 9'4" (3.99m x 2.84m)
Comprising a range of base & wall units with complimentary work surfaces above & tiled splashback, inset stainless steel sink. Integrated single oven, gas hob with extractor fan above. Fridge Freezer & Washing Machine to be included. The boiler is located here. Access to the rear porch with door leading to the rear garden. Access also to the ground floor WC.

























Extended Rear Porch
6'5" x 3'4" (1.96m x 1.02m)
Access to the downstairs w/c and uPVC door leading to outside.

Cloakroom
4'6" x 2'11" (1.37m x 0.89m)
Includes low-level w/c.

First Floor Landing
6'0" x 4'6" (1.83m x 1.37m)
Providing access to both bedrooms & shower room. Rear aspect window overlooking the garden.

Front Double Bedroom One
13'1" x 12'4" (3.99m x 3.76m)
Generous main bedroom with dual aspect windows.

Good Sized Second Bedroom
9'4" x 8'0" (2.84m x 2.44m)
Versatile second bedroom which could be utilised as an office/study/home working room. Having dual aspect windows & built in storage cupboard/wardrobe. Access to the insulated loft space.

Shower Room
6'4" x 4'9" (1.93m x 1.45m)
Being partly panelled and features marble effect tiling. Comprises of a three piece suite which includes :- shower cubicle with rainfall shower head, pedestal wash hand basin and low-level W/C. Chrome heated towel rail.

Outside
Front walled courtyard & fencing with secure gate. Low maintenance paved/pebbled area.

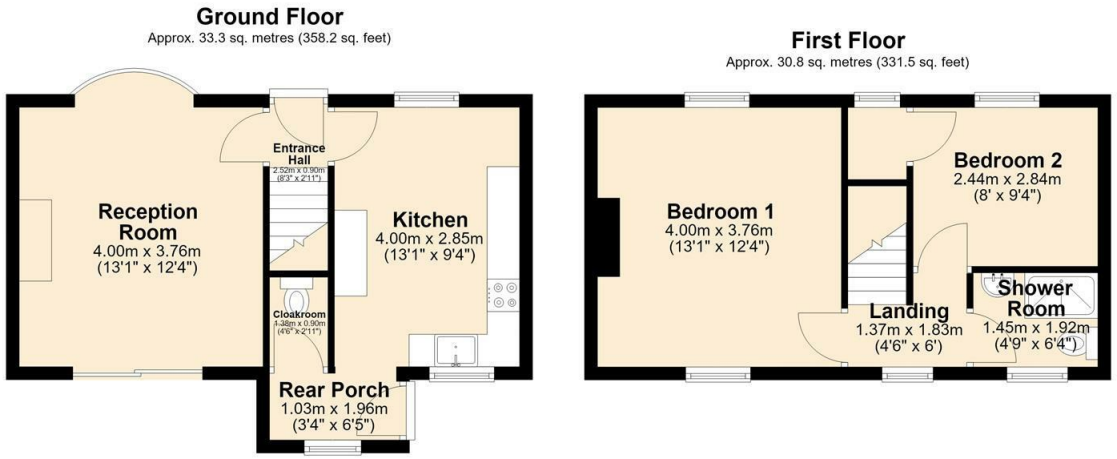
Enclosed low maintenance rear garden with artificial grass area, additional patio area. Secure side gate & fenced boundaries. Outside tap. Wall Lantern.

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

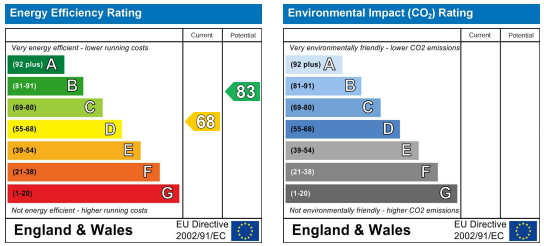


Total area: approx. 64.1 sq. metres (689.7 sq. feet)

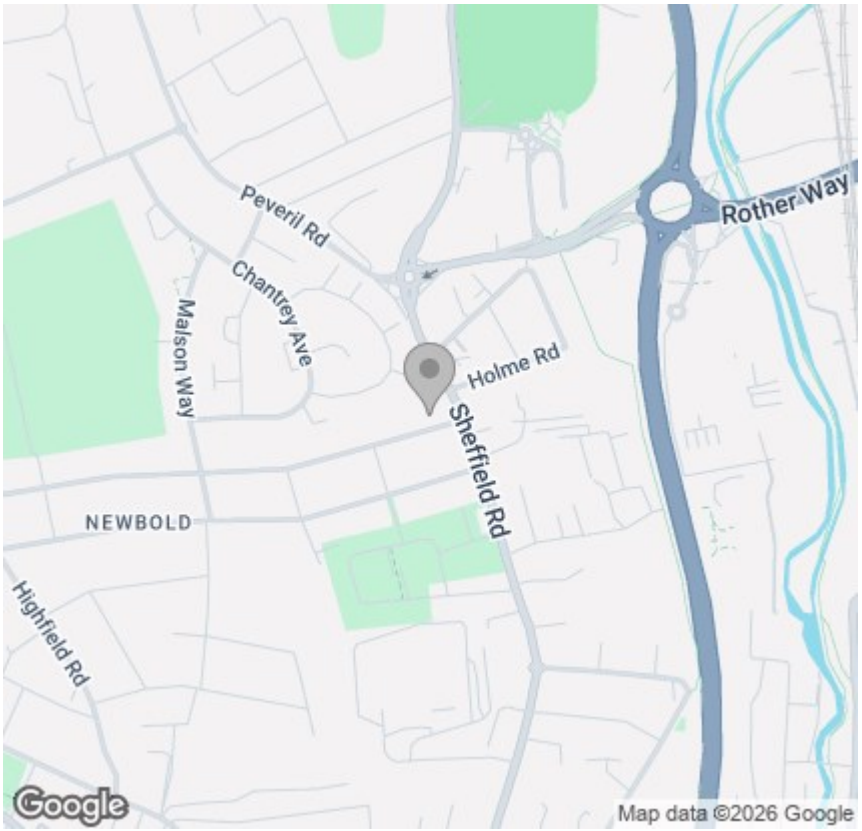
Viewing

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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