

FOR SALE

78 Old Road, Brampton, Chesterfield, S40 2QT

**2 Bedroom End of Terrace
Located in a Desirable Suburb**

Guide Price: £115,000



Key Features

- Scope for full refurbishment and development (subject to planning)
- Good – sized rear garden
- No upward chain
- Walking distance from Chesterfield town centre and local amenities

Description

Located in the popular suburb of Brampton, this is a two-bedroom, end of terrace in need of refurbishment. The ground floor comprises of a lounge, kitchen and dining area with stairs leading down to a basement. The first floor has two bedrooms and bathroom. The bathroom has a WC, pedestal sink and bath with electric shower. There is also an airing cupboard with hot water cylinder. To the rear of the property, there is a good-sized garden.

The property offers ample opportunity to convert the basement (subject to foundation depth and building regulations) or a potential attic conversion (subject to planning and building regulations). It would be most suited to first time buyers, DIY enthusiasts, builders, or investors.

The property has been re-roofed and has partly double-glazed uPVC windows and uPVC front and rear doors. It also has Gas central heating,

The suburb of Brampton offers plenty of local amenities, including schools, transport links (on the route of the 170 bus which connects Chesterfield and Bakewell) and is within close walking distance to Chatsworth Road and the town centre.

Accommodation (approximate dimensions):

- Living Room – 3.69m x 3.67m
- Dining Kitchen – 3.67m x 3.93m
- Stairs down to the basement – 3.67m x 3.72m
- Double Bedroom - 3.67m x 3.65m
- Bedroom two – 2.73 x 2.15m
- Bathroom – 3.64m x 1.67m

Services

Mains- Gas, Electric, Water, Drainage
Telephone line

Tenure and Method of Sale

The property is being sold freehold with vacant possession.

Rights of Way, Wayleaves and Easements

The Property is sold subject to, and with the benefit of all rights of way whether public or private, water, drainage, watercourses, light, wayleaves, and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

Council Tax Band **EPC Rating** **Tenure:**
A E Freehold

Viewing

Viewing strictly through the Agents.



Kitchen/ Dining Area



Living Room



Rear garden



Bathroom



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