

bothams <sup>1871</sup>



19 Reservoir Terrace  
Chesterfield, S40 4HA

£140,000



## 19 Reservoir Terrace

Chesterfield, S40 4HA

A spacious traditional two bedroom terraced home close to the town centre, ideal for first-time-buyers and investors alike.

### 19 Reservoir Terrace

This traditional terraced home provides over 900 square feet of very well-presented accommodation throughout, having been recently redecorated and carpeted, and is perfectly located in a quiet position yet a stone's throw from the town centre.

A viewing is essential to appreciate the accommodation on offer.

Please note the property has been subject to an insurance claim for subsidence damage caused by a large tree opposite the frontage of the property. The claim has been satisfied, with all works undertaken, and insurance is now available on standard terms. Please contact our office for further information.

### The Accommodation

Upon entering from the front, the ground floor features an entrance hall with stairs leading to the first floor. The entrance hall opens into a rear reception room, which serves as a spacious dining area with a feature fireplace. At the front of the property, there is an additional reception room that provides a spacious sitting room. The chimney in the front room is fully lined and suitable for a multi-fuel stove. Adjacent to these reception rooms is a well-proportioned kitchen located at the rear.

On the first floor, bedroom one offers a very spacious double bedroom, while bedroom two provides another well-proportioned double bedroom. Off the landing is the family shower room, featuring a large walk-in shower, white WC, and wash basin. This generously sized shower room could easily also accommodate a bath if desired. Additionally, there is a built-in cupboard that houses the central heating boiler.





### Outside

To the frontage is a small low maintenance yard area, with some established planting and allowing to create an attractive entrance to the property.

To the rear of the property is a pleasant south facing courtyard style garden with low maintenance in mind, but allowing the potential to create an excellent outdoor space to enjoy. There is a brick build outbuilding which formerly provided a store and outside WC, but now provides useful storage.



### Material Information

Conventional construction.

uPVC double glazed windows and doors.  
Gas central heating (Condensing Combi Boiler)  
- Vaillant ecoTEC pro located in the shower room.

As far as we are aware the property is connected to and served by mains services including electricity, gas and water & drainage  
Gross internal floor area – 83.8 sq.m./902 sq.ft.

Council Tax Band – A – Chesterfield Borough Council

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Parking - no off road parking, but parking is available to the rear of the property.  
EPC Rating – TBC.



## Floor Plan



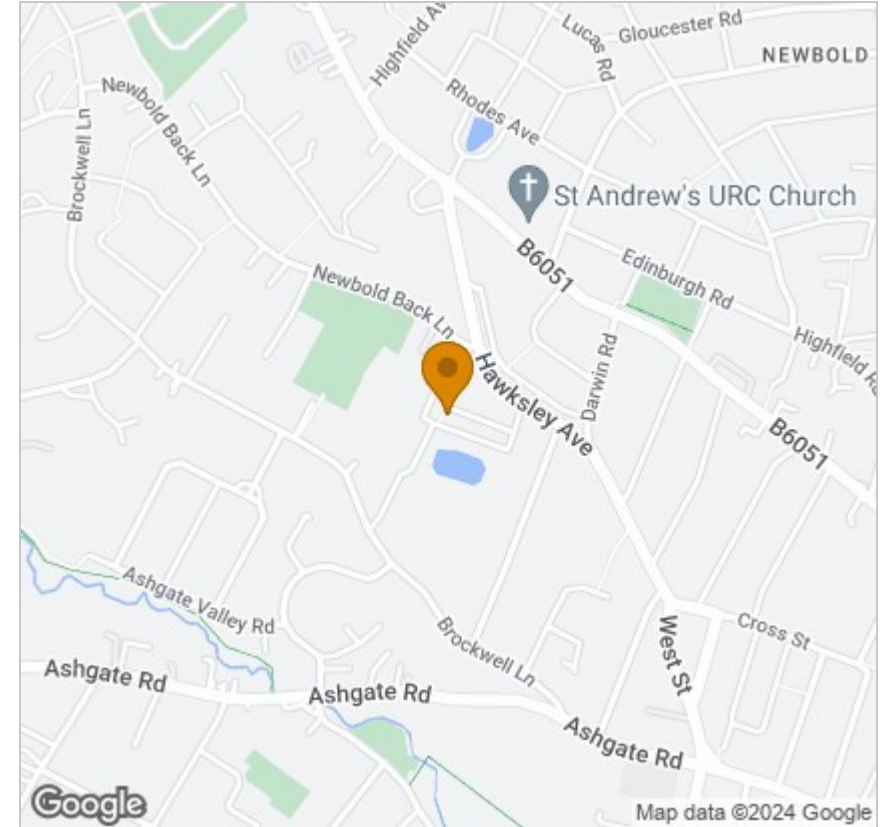
## Viewing

Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

