

bothams <sup>1871</sup>



50 Cuttholme Road

, Chesterfield, S40 4QT

Offers In The Region Of £225,000



## 50 Cuttholme Road

, Chesterfield, S40 4QT

This well presented three-bedroom semi-detached house is set within a corner plot in a desirable location on the border of Ashgate and Loundsley Green, with off road parking and a detached garage.

Available with no upward chain a viewing is essential to appreciate the accommodation on offer.

### 50 Cuttholme Road

This desirable family home is situated within a desirable location on the border of Ashgate and Loundsley Green, and provides a spacious three-bedroom semi-detached house set within a corner plot, with a driveway and detached single garage.

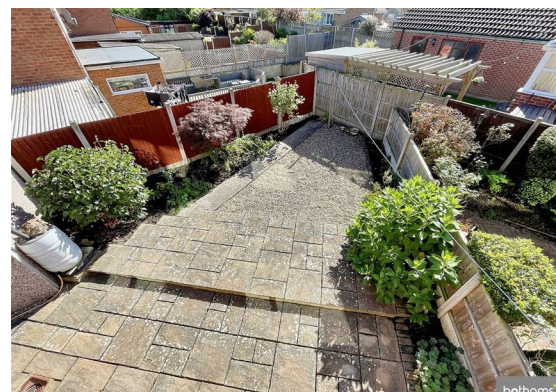
With no upward chain, a viewing is essential to appreciate the accommodation and potential on offer.

### The Accommodation

The property is entered via an attractive grey composite door which opens into the welcoming hallway, off which is the spacious living room to the rear which extends to the full width of the house, and the well-proportioned dining kitchen to the frontage, off which is a storage cupboard and a cloaks hanging space.

To the first floor are three bedrooms, two of which are good-sized doubles with built-in wardrobes/ storage, and a further well-proportioned third bedroom . Off the landing is the contemporary bathroom with a bath, wash basin and WC.





## Outside

The property is situated on a corner plot providing a large and attractive front garden predominantly laid to lawn with established planting, with a block-paved driveway providing off road parking and leading to the detached single garage.

To the rear of the property is a low maintenance and enclosed rear garden with a desirable south easterly aspect.

## Material Information

The property is of conventional construction.

Generally uPVC framed double glazed windows and doors.

The property is connected to mains water, drainage, gas and electricity services as far as we are aware.

Heating and hot water is provided via a condensing combination boiler - Vaillant ecoTEC pro 28

Total gross internal floor area – 144.0 sq.m./ 1,550 sq.ft. approx.

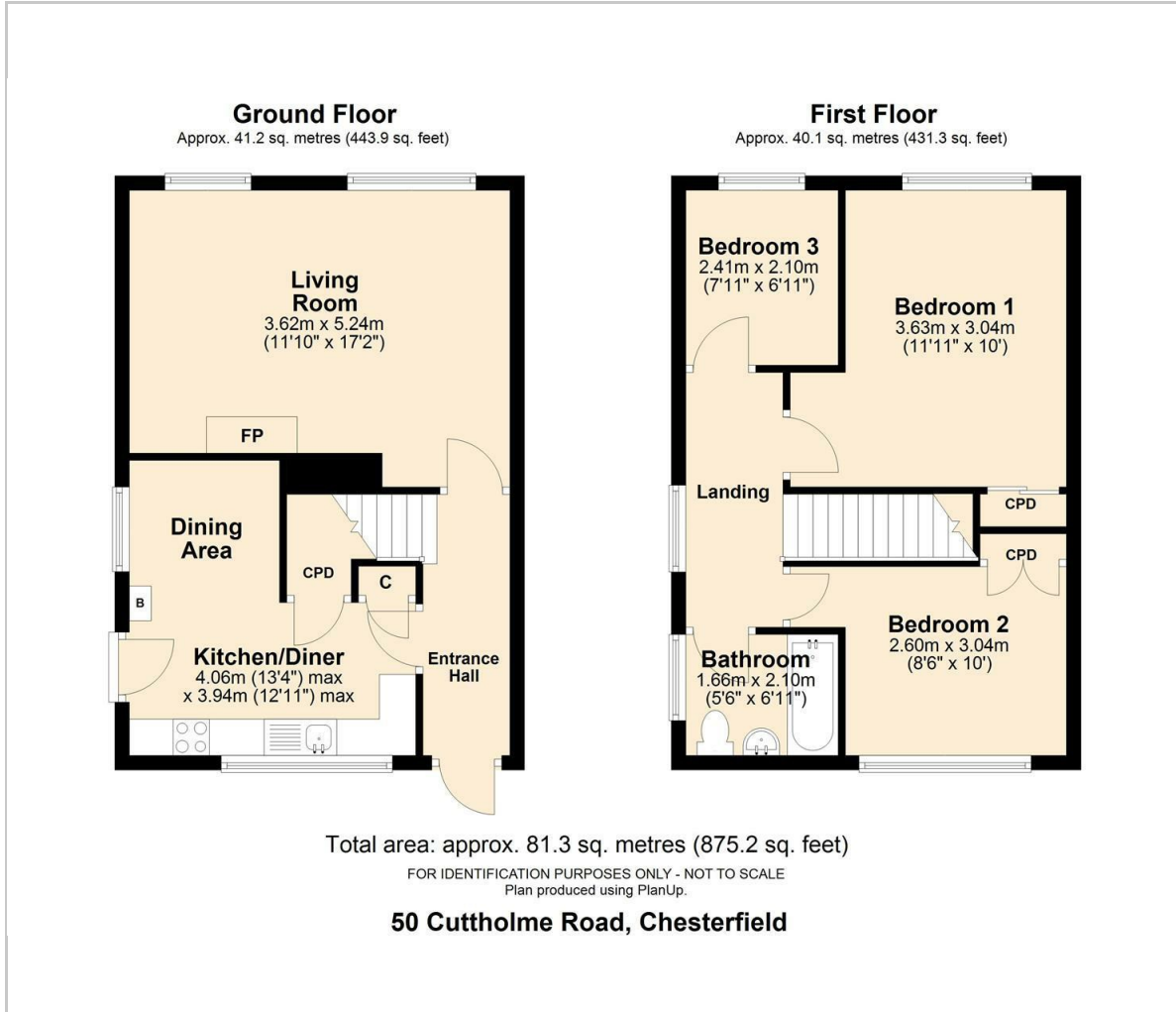
Council Tax Band – b – Chesterfield Borough Council

Tenure – We understand the property to be freehold, however the property is not yet of registered title, having not transacted for many years.

Parking – there is a driveway with a single garage.

EPC Rating – TBC.

## Floor Plan



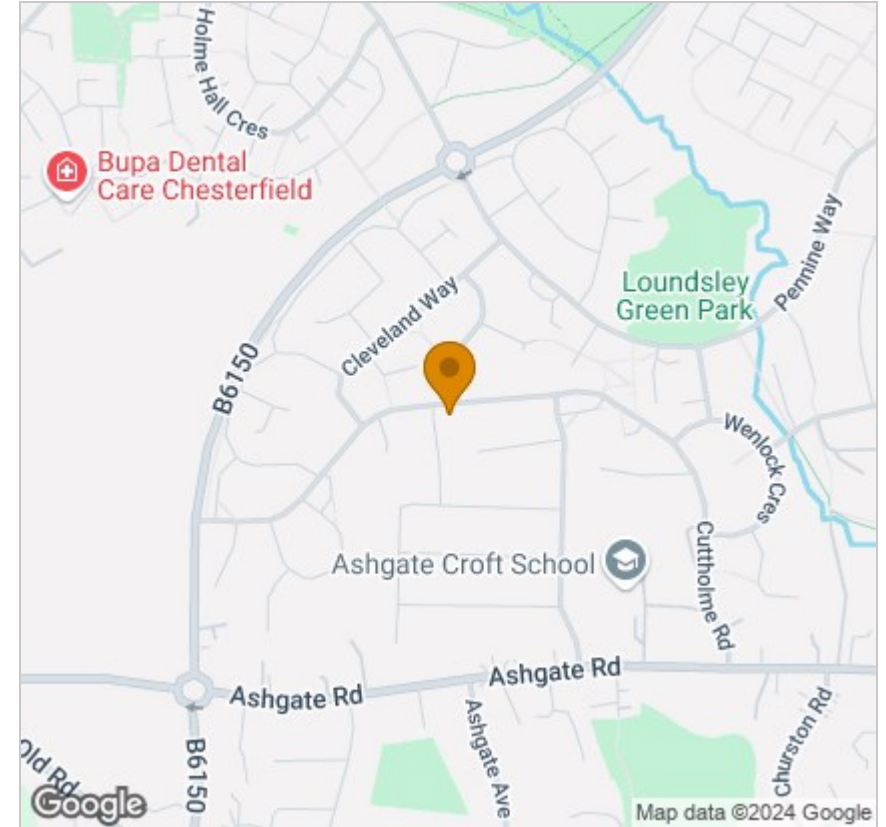
## Viewing

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.

Ravenside House 46 Park Road, Chesterfield, Derbyshire, S40 1XZ  
Tel: 01246 233121 Email: [enquiries@bothams.co.uk](mailto:enquiries@bothams.co.uk) <https://www.bothams.co.uk/>

## Area Map



## Energy Efficiency Graph

