

bothams ¹⁸⁷¹



35 Houldsworth Drive
, Chesterfield, S41 0BP
Asking Price £95,000



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Introduction

An excellent opportunity to purchase a three bedroom end terrace house situated within this convenient and popular location. The property benefits from partial uPVC double glazing and gas fired central heating. The property now requires a scheme of upgrading and modernisation throughout.

The property briefly comprises: Entrance Hall. L Shaped kitchen, Lounge, First floor: Two double bedrooms and one further single bedroom. Separate family bathroom.

Outside

Gardens too the front and side together with gardens to the rear.

The property is believed to be of interest to the owner occupier or investor, with similar properties in the area achieving a rental figure in the order of £650 - £700 per calendar month (£7800- £8400 per annum) In good condition.

General information

Council Tax Band -A

EPC Rating- E

Tenure- Freehold

The property is non standard - Cornish Unit Type 1 Precast Reinforced Concrete construction

There is no recorded flood risk for this property.





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 <https://www.bothams.co.uk/>

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	