



Markham Rise, Clay Cross Chesterfield S45 9RH

welcome to

Markham Rise, Clay Cross Chesterfield

PUBLIC NOTICE 4 Markham Rise S45 9RH We are acting in the sale of the above property and have received an offer of £121,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating Current 43E Potential 89 B.



Entrance Hallway

A front facing PVCu door opens to this entrance hallway, with access offered to the ground floor accommodation.

Lounge

This well appointed lounge found to the front of the home offers a PVCu double glazed window. Whilst a further side facing PVCu double glazed window can be found, it is completed with stairs which rise to the first floor accommodation and an electric fire.

Kitchen Diner

Fitted with a range of wall, base and drawer units with complementary work surfaces and a stainless steel sink and drainer with mixer tap. Space for a cooker can be found, along with space for a fridge freezer, and an automatic washing machine. A rear facing PVCu double glazed window is further featured, along with a rear facing PVCu double glazed door and splash back tiling.

Landing

Stairs rise from the lounge to this first floor landing.

Bedroom One

This rear facing master bedroom offers a PVCu double glazed window and an electric heater, whilst this bedroom is completed with built in wardrobes to one wall.

Bedroom Two

This second bedroom found to the front of the home offers two PVCu double glazed windows and an electric heater.

Bathroom

Fitted with a three piece suite comprising of a low flush w.c and a pedestal hand wash basin, whilst it is completed with a panelled bath with an electric shower over. This bathroom further features; a side facing PVCu double glazed window and part wall tiling.

Outside & Exterior

This property found on Markham Rise offers a driveway to the front with parking for two vehicles. The gardens to the rear of the home opens from the kitchen, to a lawn garden.



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Markham Rise, Clay Cross Chesterfield

- Council Tax Band: B
- ***CASH OFFERS ONLY*** 69 Years Remaining on Lease
- Popular Residential Location of Clay Cross
- Lounge and Kitchen Diner
- Two First Floor Bedrooms and Bathroom

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSF104113 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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