



**Redvers Buller Road, Chesterfield, S40 2GJ**



***Welcome to***

**Redvers Buller Road, Chesterfield**

PUBLIC NOTICE: 49 Redvers Buller Road, S40 2GJ. We are acting in the sale of the above property and have received an offer of £47,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



### **Cloakroom**

Convenient downstairs W/C featuring a toilet and sink—ideal for guests and everyday use.

### **Living Room**

15' 1" x 17' 7" max (4.60m x 5.36m max)

Comfortable front-facing living room with carpet flooring, offering a welcoming space for relaxation and entertaining.

### **Kitchen**

9' x 15' (2.74m x 4.57m)

Practical kitchen with lino flooring, wooden cupboards, and useful under-stairs storage. Patio doors provide easy access to the garden and plenty of natural light.

### **Stairs And Landing**

Carpeted stairs and landing area featuring a side window for natural light, a handy store cupboard, and access to the loft via hatch.

### **Bedroom One**

13' 8" Into Recess x 8' 5" (4.17m Into Recess x 2.57m)

Front-facing bedroom with carpet flooring, offering a comfortable and private space. Includes an en suite bathroom with a walk-in shower, toilet, sink, and laminate flooring.

### **Bedroom Two**

10' 2" x 8' 5" (3.10m x 2.57m)

Rear-facing bedroom providing an outlook.

### **Bedroom Three**

8' 7" x 6' 3" (2.62m x 1.91m)

Front-facing bedroom with carpet flooring, offering a cosy and inviting atmosphere.

### **Bathroom**

Rear-facing bathroom with laminate flooring, featuring a shower over bath, toilet, and sink. Partially tiled for a practical and stylish finish.

### **Outside Exterior**

The rear garden is thoughtfully designed with a mix of patio, grass, and decking, perfect for outdoor enjoyment. Side access adds convenience, and an allocated off-street parking space is located behind the property.



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## **Redvers Buller Road, Chesterfield**

- \*\*\*25% SHARED OWNERSHIP AVAILABLE\*\*\*
- Three Bedroom Semi Detached House.
- Front Facing Lounge.
- Kitchen with Rear Patio Doors.
- Master Bedroom with En Suite Bathroom.

Tenure: Leasehold EPC Rating: C

Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £47,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSF104757 - 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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