



5 KING STREET CHESTERFIELD, S43 4BS

£115,000
FREEHOLD

ATTENTION FIRST TIME BUYERS & INVESTORS!

For sale is this well presented, spacious two bedroom end terraced property located in the desirable village of Clowne within close proximity to a choice of local schools, supermarkets, local pubs, cafes, doctors surgery and easy access road links to Chesterfield and the M1 Motorway. In brief this property comprises; a well proportioned lounge, separate dining room, kitchen and a side porch to the ground floor. To the first floor are two double bedrooms and a spacious bathroom suite. Outside of the property offers a low maintenance garden with gated access and two outbuildings.

**Kendra
Jacob**

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5 KING STREET

- END TERRACED • TWO DOUBLE SIZE BEDROOMS • TWO GENEROUS SIZE RECEPTION ROOMS • PERFECT FOR FIRST TIME BUYERS • WELL PRESENTED THROUGHOUT • D/G & G/H • LOCATED IN THE DESIRABLE VILLAGE OF CLOWNE



LOUNGE

A well proportioned living room with a front facing double glazed window, front facing UPVC entrance door, power points and central heating radiator.

INNER HALL

With understairs storage area.

DINING ROOM

A generous sizing dining room with a rear facing window, laminate flooring, power points, central heating radiator and access to the stairs.

KITCHEN

Having a range of wall and base units, work surfaces incorporating a stainless steel sink and drainer, central heating radiator, plumbing for a washing machine, space for a cooker, power points, side facing windows and access into the side porch.

SIDE PORCH

With double glazed obscure windows, power points and a rear facing UPVC entrance door giving access to the rear property.

FIRST FLOOR-LANDING

With loft access and central heating radiator.

BEDROOM ONE

With a front facing double glazed window, power points and central heating radiator.

BEDROOM TWO

With a rear facing double glazed window, power points and central heating radiator.

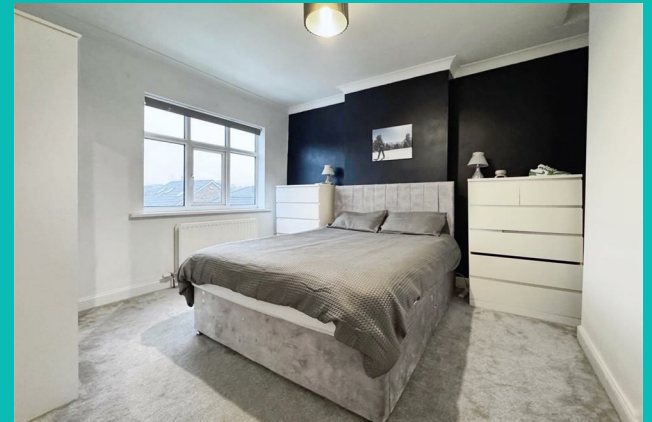
BATHROOM

A generous size bathroom suite comprising of a panelled bath with shower over, pedestal sink, low flush w/c, central heating radiator, rear facing double glazed obscure window and a storage cupboard housing the central heating boiler.

OUTSIDE

To the outside of the property is a low maintenance garden, two outbuildings, outside tap and a gated access.

5 KING STREET





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ADDITIONAL INFORMATION

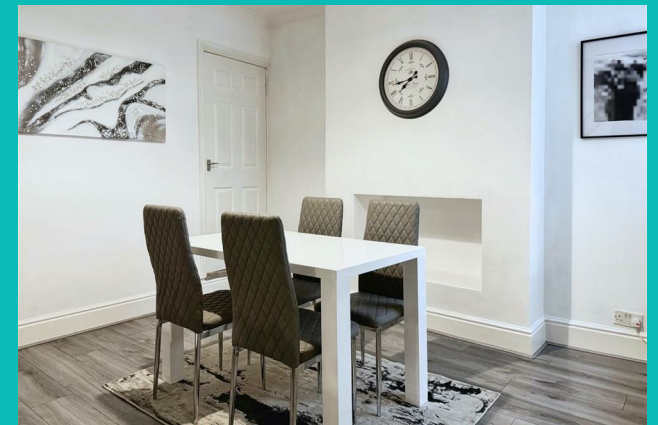
Local Authority –

Council Tax – Band A

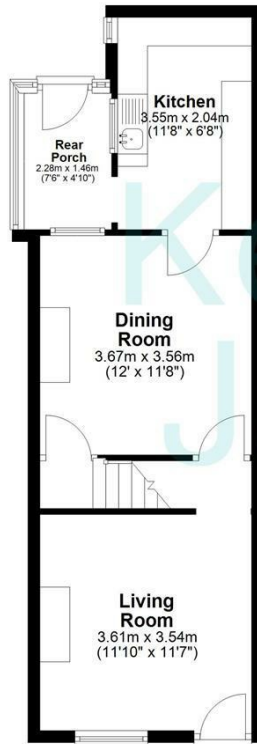
Viewings – By Appointment Only

Floor Area – 774.40 sq ft

Tenure – Freehold



Ground Floor
Approx. 40.5 sq. metres (436.1 sq. feet)



First Floor
Approx. 31.4 sq. metres (338.3 sq. feet)



Total area: approx. 71.9 sq. metres (774.4 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		62
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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