



Victoria Avenue, Staveley, Chesterfield, Derbyshire S43 3UB

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£140,000

PINEWOOD



**Victoria Avenue
Staveley
Chesterfield
Derbyshire
S43 3UB**



£140,000

**2 bedrooms
1 bathroom
2 receptions**

- NO CHAIN - PERFECT FOR FIRST TIME BUYERS OR INVESTORS - POSSIBLE 5.6% GROSS YIELD
 - TWO RECEPTION ROOMS
 - TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
 - SOUTH FACING LOW MAINTENANCE REAR COURTYARD AND TWO OUTBUILDINGS/STORES
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- CUL DE SAC LOCATION - ON STREET PARKING AVAILABLE TO THE FRONT OF THE PROPERTY
 - NEUTRAL DECOR AND CARPETS
 - MODERN KITCHEN WITH BUILT IN OVEN, HOB AND EXTRACTOR
 - NEW COMBI FITTED APROX 2021 - 1 YEAR WARRANTY REMAINING



****NO CHAIN**CUL DE SAC LOCATION**UPGRADED**PERFECT FOR FIRST TIME BUYER OR INVESTORS****

SIMPLY MOVE IN**Pinewood Properties are delighted to offer this **TWO DOUBLE BED SEMI DETACHED** positioned on a quiet cul de sac on the edge of Staveley Town Centre. Being only a five minutes walk to Staveley Town Centre, only a two minute walk to the bus stop, main commuter routes and easy access to the M1 motorway junct 29a. close to all the local shops, well regarded schools, Healthy Living Centre, walking/cycle track to Poolsbrook Country Park and Chesterfield canal cycle/walking track to Rother Valley Country Park.

The property has been upgraded and downstairs comprises of a lounge, second reception room, under stairs store and modern kitchen with built in oven, hob and extractor. To the first floor is the main double bedroom with built in store, second double bedroom and a modern bathroom with white suite and shower over bath. To the front the property is set back from the road via gated forecourt and to the rear is a gated south facing low maintenance courtyard with two outhouses/stores. uPVC Double Glazing and Gas Central Heating (Combi Boiler)

****VIRTUAL VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

****PLEASE CALL PINEWOOD PROPERTIES FOR MORE INFORMATION ON HOW TO APPLY!****

LOUNGE

11'11" x 10'11" (3.64 x 3.34)

The property is entered into the lounge through the uPVC door, with neutral painted décor, carpet, radiator and uPVC window.

SECOND RECEPTION ROOM - DINING ROOM

15'7" x 11'11" (4.75 x 3.64)

The dual aspect second reception room has neutral painted décor, carpet, radiator, under stairs store and two uPVC windows.

KITCHEN

9'10" x 6'9" (3.00 x 2.08)

The modern kitchen has a good range of cream gloss wall and base units incorporating a sink with chrome mixer tap, integrated oven, four ring electric hob and extractor, space/plumbing for a washing machine and space for under counter fridge/freezer. With tiled flooring, neutral painted décor, inset spotlights, uPVC window and uPVC external door.

STAIRS AND LANDING

The stairs and landing have carpet, neutral painted décor, inset spotlights and loft access.

BEDROOM ONE

11'11" x 10'11" (3.64 x 3.34)

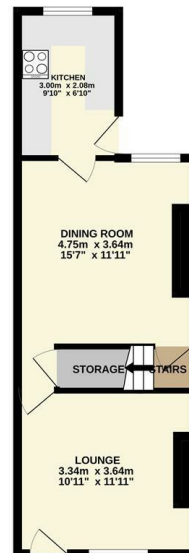
This double bedroom to the front aspect has neutral painted décor, carpet, radiator, built in storage cupboard and uPVC window.



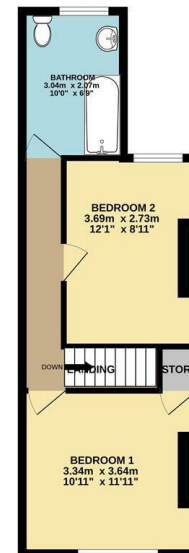
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	63	
(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	

GROUND FLOOR 34.5 sq.m. (372 sq.ft.) approx.



1ST FLOOR 34.7 sq.m. (373 sq.ft.) approx.



TOTAL FLOOR AREA: 69.2 sq.m. (745 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, wall, ceiling, rooms and any other details are approximate and no responsibility is taken for any variation or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown here are not tested and no guarantee as to their operation or efficiency can be given.
Made with MyHome3D 2020

BEDROOM TWO

12'1" x 8'11" (3.69 x 2.73)

This double bedroom to the rear aspect has neutral painted décor, carpet, radiator and uPVC window.

BATHROOM

9'11" x 6'9" (3.04 x 2.07)

The modern spacious bathroom has a white suite comprising of a panelled bath with shower over, low flush w.c and a pedestal hand basin with chrome taps With black tiled effect vinyl flooring, neutral painted décor and radiator.

OUTSIDE

The property is set back from the road via a gated forecourt, side access pathway leading to a gated south facing, fully enclosed, low maintenance courtyard with two outhouses/stores with power and water tap. Security lighting to the front and to the rear.

GENERAL INFORMATION

Tenure: Freehold

uPVC Double Glazed

Gas Central Heating: Combi Boiler fitted 2021

Council Tax Band: A

EPC Rating: D

Total Floor Area: 745.00 sq ft / 69.20 sq m

Loft: Partially Boarded with a Pull Down Ladder

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

RESERVATION AGREEMENT

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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