



Baden Powell Road, Chesterfield, Derbyshire S40 2SL

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£115,000

PINEWOOD



Baden Powell Road

Chesterfield Derbyshire S40 2SL



£115,000

**2 bedrooms
1 bathrooms
2 receptions**

- NO CHAIN - IDEAL FOR INVESTORS OR FIRST TIME BUYERS - POSS 7.3% GROSS YIELD
- SOUTH FACING REAR GARDEN WITH LAWN AND PATIO
- TWO DOUBLE BEDROOMS
- GROUND FLOOR BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- GAS CENTRAL HEATING - COMBI BOILER - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
- MODERN KITCHEN DINER WITH NEW INTEGRATED OVEN, NEW HOB AND EXTRACTOR - USEFUL STORE/PANTRY
- WALKING DISTANCE TO TOWN CENTRE - ON A BUS ROUTE - EASY ACCESS TO THE M1 MOTORWAY JUNC 29
- NEW NEUTRAL DECOR AND CARPETS, NEW BLINDS
- CLOSE TO DERBY ROAD AMENITIES AND RETAIL PARKS
- ON STREET PARKING AVAILABLE TO THE FRONT OF THE PROPERTY

****NO CHAIN**IDEAL FOR FIRST TIME BUYERS OR INVESTORS - POSS
7.4% GROSS YIELD**

MOVE STRAIGHT IN! Pinewood Properties are delighted to offer this **TWO DOUBLE** bed mid terraced property located within walking distance to the town centre of Chesterfield, close to all the amenities that Derby Road offers and various retail parks etc. Easy access to the main commuter routes to Sheffield, Derby and M1 motorway junct 29. The train station, hospital and college are also close by.

The property would ideally suit the first time buyer as no works are required, or with a potential 7.4% gross yield this would make the perfect investment property!

The accommodation comprises; lounge with feature fireplace, modern kitchen diner with **NEW** oven, hob and extractor, useful pantry/store, rear porch area and the modern bathroom is on the ground floor with a white suite and shower over bath. To the first floor are the two double bedrooms with new décor and carpets. To the rear is a fully enclosed and south facing garden with lawn and patio. uPVC Double Glazing and Gas Central Heating (Combi boiler)

****PLEASE CALL PINWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION****

LOUNGE

12'6" x 11'10" (3.83 x 3.62)

KITCHEN

11'2" x 8'7" (3.41 x 2.63)

BATHROOM

7'11" x 5'5" (2.43 x 1.67)

BEDROOM ONE

12'2" x 11'10" (3.72 x 3.62)

BEDROOM TWO

11'1" x 8'10" (3.40 x 2.70)

OUTSIDE

GENERAL INFORMATION

Tenure: Freehold

Council Tax Band: A

EPC Rating: TBC

Total Floor Area: 616.00 sq ft / 57.2 sq m

Gas Central Heating: Combi Boiler

uPVC Double Glazing

DISCLAIMER

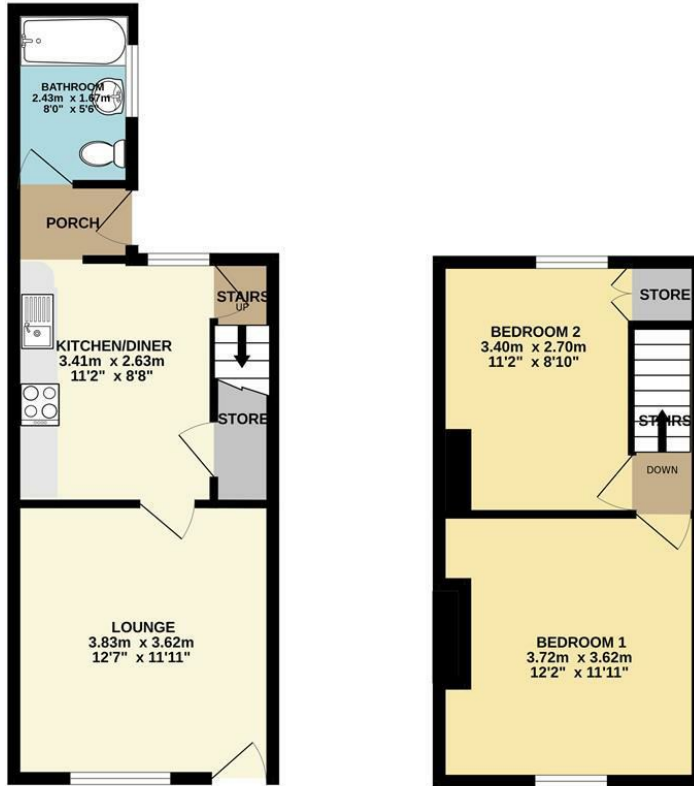
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office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

RESERVATION AGREEMENT MAY BE AVAILABLE



GROUND FLOOR
32.0 sq.m. (344 sq.ft.) approx.

1ST FLOOR
25.3 sq.m. (272 sq.ft.) approx.



TOTAL FLOOR AREA : 57.2 sq.m. (616 sq.ft.) approx.

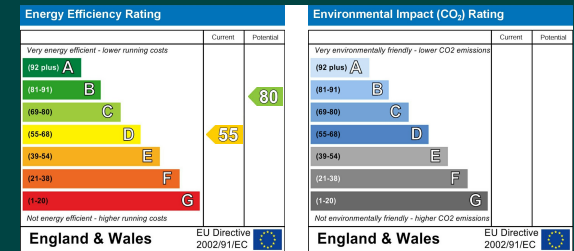
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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