



Maynard Road, Boythorpe, Chesterfield, Derbyshire S40 2LW

 2  1  1  C

£170,000

PINEWOOD



**Maynard Road
Boythorpe
Chesterfield
Derbyshire
S40 2LW**



£170,000

**2 bedrooms
1 bathroom
1 reception**

- FULLY RENOVATED HOME - IDEAL FOR FIRST TIME BUYERS OR INVESTORS
 - WALKING DISTANCE TO THE TOWN CENTRE
 - GROUND FLOOR W.C./CLOAKROOM AND PANTRY/STORE
 - MODERN KITCHEN DINER WITH INTERGRATED APPLIANCES
- MODERN FULLY TILED BATHROOM WITH WHITE SUITE AND SHOWER OVER SHAPED BATH
 - BLOCK PAVED DRIVEWAY FOR TWO CARS TO THE FRONT
 - FAMILY SIZED REAR GARDEN WITH LAWN AND PATIO
 - TWO DOUBLE BEDROOMS BOTH WITH BUILT IN WARDROBES
- EASY ACCESS TO THE MAIN COMMUTER ROUTES, BYS ROUTES AND THE AMENITIES ON CHATSWORTH ROAD
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING AND COUNCIL TAX BAND A





TOTALLY RENOVATED - PERFECT FOR INVESTORS AND FIRST TIME BUYERS.....Welcome to Maynard Road, Boythorpe, Chesterfield, Derbyshire - a charming location for this delightful TWO DOUBLE BED renovated end terrace house. As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests, modern kitchen with space for a dining table, rear hall giving access to the pantry/store and ground floor w.c/cloakroom

Upstairs the property boasts two lovely double bedrooms, offering ample space for a small family or guests staying over, both complete with built in wardrobes

The modern bathroom is well-appointed with white suite and shower over shaped bath and provides convenience for daily use. With a total of 702 sq ft, this house offers a comfortable living space that is easy to maintain.

To the rear is a family sized south facing garden with patio and lawn and one of the standout features of this property is the parking provision for two vehicles, ensuring you never have to worry about finding a parking spot after a long day out.

Located in the heart of Boythorpe, this house offers a perfect blend of tranquility and convenience. Whether you're looking for a peaceful retreat or a place to call home, this property ticks all the boxes. Don't miss out on the opportunity to make this charming house your own. uPVC Double Glazing and Gas Central Heating

LOUNGE
13'1" x 11'10" (4.00 x 3.61)

KITCHEN DINER
10'7" x 9'7" (3.24 x 2.93)

GROUND FLOOR W.C/CLOAKROOM
4'3" x 2'9" (1.31 x 0.84)

PANTRY/STORE

REAR HALL

BATHROOM
7'0" x 6'2" (2.15 x 1.88)

BEDROOM ONE
16'2" x 11'9" (4.95 x 3.59)

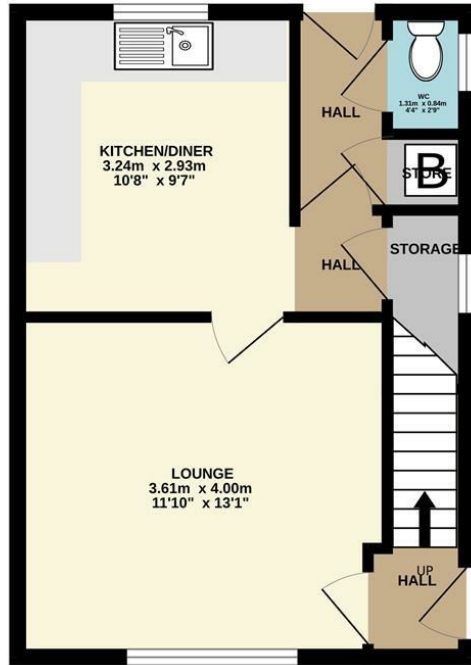
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

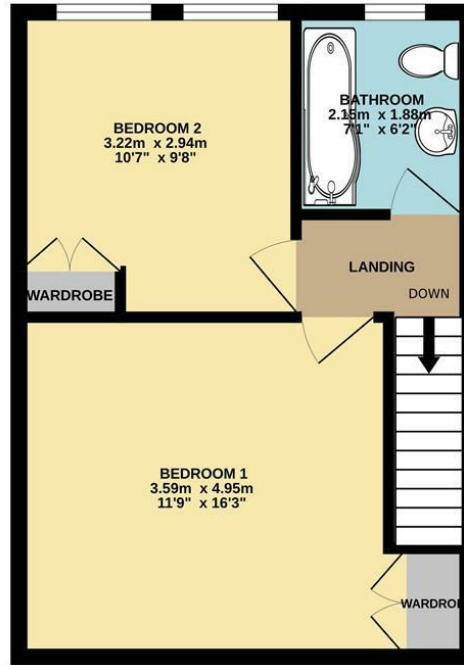
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
32.6 sq.m. (351 sq.ft.) approx.



1ST FLOOR
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA : 65.2 sq.m. (702 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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BEDROOM TWO

9'7" x 10'6" (2.94 x 3.22)

OUTSIDE

GENERAL INFORMATION

Gas Central Heating - Combi Boiler

Freehold

EPC Rating - A

uPVC Double Glazing

Council Tax Band - C

Total Floor Area -702.00 sq ft / 65.2 sq m

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavor 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

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.

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

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