

# PINEWOOD



Spencer Street, Chesterfield, Derbyshire S40 4SD

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£120,000





**IDEAL FOR INVESTORS OR FIRST TIME BUYERS - POTENTIAL 6.9% GROSS YIELD - This two double bed mid-terraced property is located on a cul de sac close to a host of local amenities and has easy walking distance to the town centre. Ideally located for access to the Train Station, Royal Hospital, Chesterfield College or M1 Motorway Network.**

**Downstairs the property comprises of a front facing lounge, a rear facing dining room/additional living room and a kitchen with fitted wall and base units.**

**To the first floor is a bathroom with white suite and shower over bath. Bedroom one is a front facing good sized double with built in mirrored wardrobes. Bedroom two is rear facing double room. The property benefits from uPVC double glazing and gas central heating.**

**To the rear of the property is a low maintenance south east facing courtyard with an outbuilding.**

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

**TO ARRANGE A VIEWING, PLEASE CALL PINEWOOD PROPERTIES ON 01246 221039**

- TWO DOUBLE BEDROOM MID TERRACE PROPERTY
- CUL DE SAC LOCATION
- BUILT IN WARDROBES TO BEDROOM ONE
- CLOSE TO TOWN CENTRE AND LOCAL AMENITIES - COMMUTER LINKS
- LOW MAINTENANCE REAR COURTYARD WITH OUTBUILDING
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING - uPVC DOUBLE GLAZING - COUNCIL TAX BAND A
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
- POTENTIAL 6.9% GROSS YIELD

### Lounge

11'5" x 12'4" (3.49 x 3.78)

This reception room has carpet, painted décor, feature fireplace, radiator, built in storage unit, uPVC window and uPVC door.

### Dining Room/Additional lounge

10'7" x 12'5" (3.23 x 3.79)

This second reception room has carpet, painted décor, feature fireplace, radiator and uPVC window.

### Kitchen

5'7" x 10'4" (1.71 x 3.15)

The kitchen has a range of wall and base units with a tiled splashback and floor, laminated worktop incorporating a stainless sink with chrome mixer tap, built in hob and oven and space/plumbing for a washing machine. With radiator and uPVC window and uPVC door leading to the courtyard.

### Bedroom One

10'2" x 11'5" (3.10 x 3.48)

This is a double bedroom to the front aspect with built in mirrored wardrobes, carpet, radiator and uPVC window.

### Bedroom Two

7'8" x 10'8" (2.34 x 3.26)

This is a double bedroom to the rear aspect with carpet, painted décor, radiator and uPVC window.

### Bathroom

4'4" x 10'7" (1.33 x 3.25)

This is a modern part tiled bathroom with white suite including a low flush w.c, pedestal hand basin with chrome taps and a bath with shower over. Radiator and uPVC frosted window.

### Outside

A south east facing fully enclosed low maintenance courtyard with access to an outbuilding.

### General information

Tenure: FREEHOLD

Council Tax Band-A

Gas Central Heating

uPVC Double Glazing

Total Floor Area: 666 sq ft / 61.9 sq m

### 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.

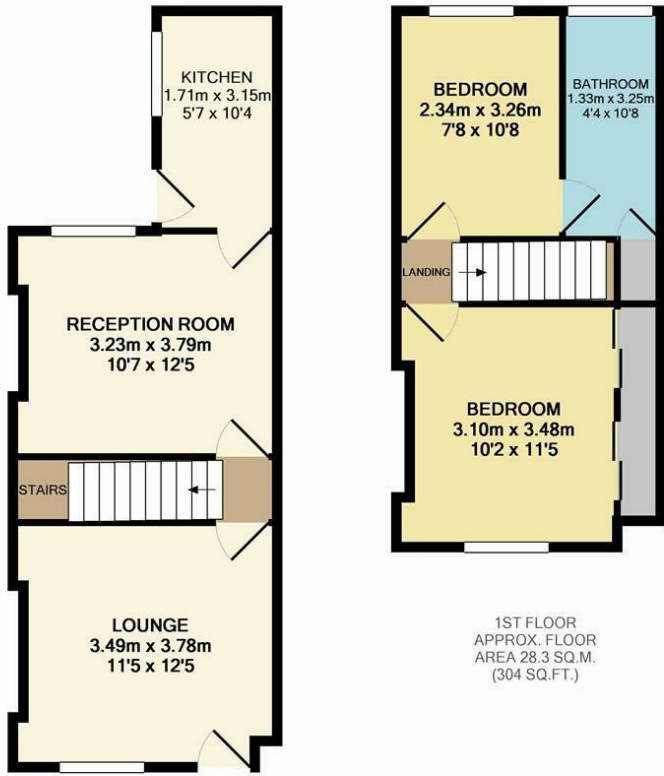
### Reservation Agreement May Be Available

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.







GROUND FLOOR  
APPROX. FLOOR  
AREA 33.6 SQ.M.  
(362 SQ.FT.)

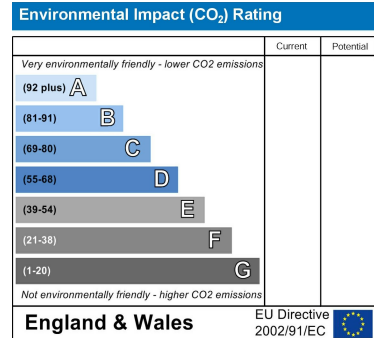
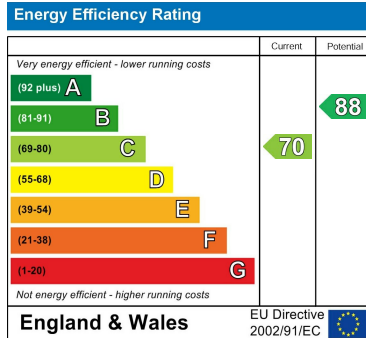
1ST FLOOR  
APPROX. FLOOR  
AREA 28.3 SQ.M.  
(304 SQ.FT.)

TOTAL APPROX. FLOOR AREA 61.9 SQ.M. (666 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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.



DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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 will be no delay in agreeing the sale.

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