



Derby Road, Chesterfield, Derbyshire S40 2ED

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£120,000

PINWOOD





# Derby Road Chesterfield Derbyshire S40 2ED



**£120,000**

**2 bedrooms  
1 bathroom  
2 receptions**

- NO CHAIN - IDEAL FOR FIRST TIME BUYERS OR INVESTORS - POSS 6.7% GROSS YIELD
  - SOME NEW DECOR AND FLOORING
- SET BACK OFF THE ROAD - OFF ROAD PARKING FOR ONE CAR TO REAR
  - TWO RECEPTION ROOMS
  - TWO DOUBLE BEDROOMS
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER DOUBLE ENDED BATH
- NEWLY FITTED MODERN KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR, FRIDGE AND FREEZER
- WALKING DISTANCE TO TOWN CENTRE, ACCESS TO M1 MOTORWAY, TRAIN STATION AND ROYAL HOSPITAL
- GAS CENTRAL HEATING (COMBI) AND UPVC DOUBLE GLAZING - COUNCIL TAX BAND A - EPC RATED D
  - EAY ACCESS TO M1 MOTORWAY JUNC 29 AND MAIN COMMUTER ROUTES







**\*\*OFFERED FOR SALE WITH NO UPWARD CHAIN\*\*OFF ROAD PARKING TO THE REAR\*\*IDEAL FOR FIRST TIME BUYERS OR INVESTORS ( POSS 6.7% YIELD)**  
**\*\*Pinewood Properties are delighted to offer this well presented and appointed two bedroom mid terraced property in this sought after area of Chesterfield. Ideally placed for access to the Town Centre, M1 Motorway junct 29, Royal Hospital, College and Train Station. Various Retail Parks close by. Offering light and airy living accommodation across two floors with an easily maintained courtyard to the rear. The property is entered into the lounge, through to the dining room/second reception room and newly fitted kitchen with integrated fridge and freezer, oven, four ring electric hob and extractor. To the first floor are two double bedrooms and a modern bathroom with a white suite and shower over double ended bath. To the front the property is set back from the road with a small courtyard area and to the rear is off road parking for one car, possibly two. uPVC Double Glazing and Gas Central Heating.**

**\*\*VIRTUAL VIDEO TOUR AVAILABLE\*\***

**\*\*PLEASE CALL PINEWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION\*\***

**LOUNGE**

11'7" x 12'5" (3.54 x 3.81)

The property is entered into the lounge through the composite front door, with laminate flooring, neutral painted decor, feature gas fire, radiator and uPVC window.

**DINING ROOM**

11'10" x 15'10" (3.62 x 4.83)

The second reception room has stairs leading to the first floor, laminate flooring, painted decor, radiator and rear facing uPVC window.

**KITCHEN**

6'10" x 8'10" (2.10 x 2.71)

The modern kitchen has a range of navy soft close wall and base units with a complementary laminated worktop with tiled surrounds, 1 and 1/2 bowl stainless sink with chrome mixer tap, integrated fridge and freezer, oven, four ring electric hob and pull out extractor. There is also space and plumbing for a washing machine. With painted décor, tiled flooring, radiator, uPVC window and uPVC glazed door leading outside. The kitchen also houses an 'Ideal' combi boiler.

**STAIRS/LANDING**

With a carpet, painted decor, radiator and loft access.

**BEDROOM ONE**

12'4" x 11'9" (3.77 x 3.60)

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

**BEDROOM TWO**

8'11" x 12'4" (2.72 x 3.78)

This double bedroom to the rear aspect has neutral carpet, painted decor with a feature wallpaper wall, radiator and uPVC window.

**BATHROOM**

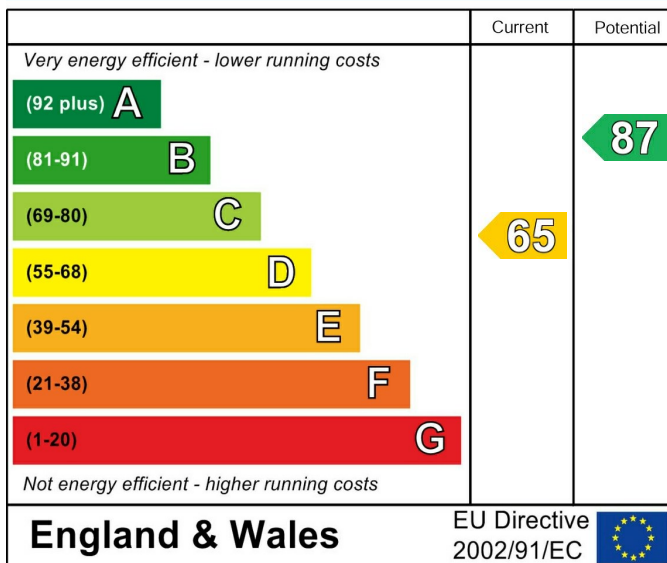
6'9" x 8'6" (2.08 x 2.61)

This contemporary bathroom has a white three piece suite comprising of a double ended bath with chrome mixer tap, glass screen and chrome electric shower, low flush w.c and a white sink set into a vanity unit with chrome mixer tap. With painted decor, mermaid boarding, wood effect vinyl flooring, inset spotlights, extractor, wall mounted chrome towel radiator and uPVC window with frosted glass.

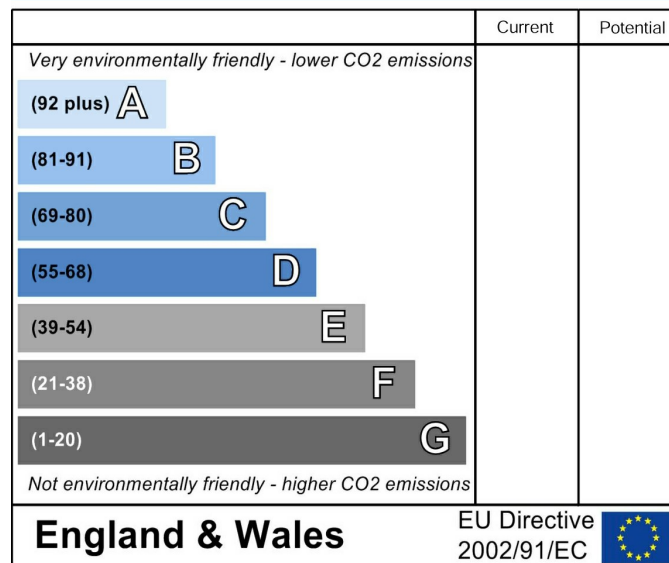
**OUTSIDE**

The property is set back from the road with a small garden area, to the rear is a courtyard and off road parking for one/two cars.

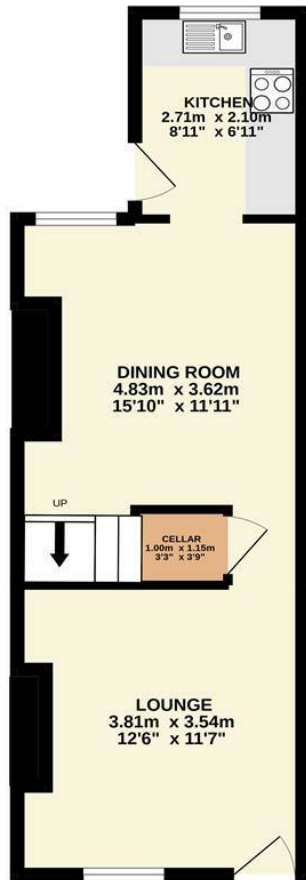
**Energy Efficiency Rating**



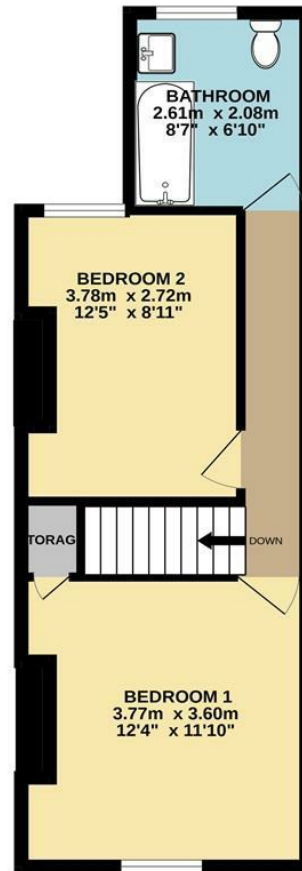
**Environmental Impact (CO<sub>2</sub>) Rating**



GROUND FLOOR  
34.9 sq.m. (376 sq.ft.) approx.



1ST FLOOR  
35.2 sq.m. (379 sq.ft.) approx.



TOTAL FLOOR AREA : 70.1 sq.m. (755 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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**GENERAL**

Tenure: FREEHOLD  
EPC Rating: D  
Council Tax Band-A  
Total Floor Area 755.00 sq ft / 70.1 sq m  
uPVC Double Glazing  
Gas Central Heating - Combi Boiler

**CHESTERFIELD**

Chesterfield is a historic market town which lies 11 miles south of Sheffield but still within easy access to Derby. The busy market is on most days and the town centre is home to an array of High Street shops, Coffee chains, bars and restaurants. Excellent commuter routes via A617 to Junction 29 of the M1 motorway network along & within easy reach of Chesterfield railway station providing easy access to Sheffield, Derby & Nottingham

**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.

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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