



Juniper Close, Hollingwood, Chesterfield, Derbyshire S43 2HX

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EPC

C

£175,000

PINEWOOD



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£175,000

**3 bedrooms
1 bathroom
1 reception**

- NO CHAIN - PERFECT FIRST TIME BUY - GREAT INVESTMENT - POSS GROSS YIELD 6.0%
- LOCATED AT THE HEAD OF A QUIET CUL DE SAC - POPULAR RESIDENTIAL ESTATE IN A VILLAGE SETTING
 - GROUND FLOOR W.C/CLOAKROOM
 - ALLOCATED PAKING SPACE FOR ONE VEHICLE
- MODERN KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR, FRIDGE AND WASHING MACHINE
- LOUNGE DINER WITH UPVC DOORS LEADING OUT TO THE REAR GARDEN
 - REAR GARDEN IS FULLY ENCLOSED WITH LAWN, PATIO AND SHED
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - EPC RATING C - COUNCIL TAX BAND B
 - MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
 - FAR REACHING VIEWS TO THE REAR



NO CHAIN - READY FOR THE INVESTOR OF FIRST TIME BUYERS

Nestled in the charming village setting of Juniper Close, Hollingwood, Chesterfield, Derbyshire, this delightful three-bedroom end town house is a gem waiting to be discovered. Built in 2003, this property exudes a modern charm that is perfect for first-time buyers or savvy investors looking to add to their portfolio (poss 6% gross yield)

As you step inside, you are greeted by a tastefully presented interior that boasts a lounge diner, ideal for entertaining guests or simply relaxing after a long day with uPVC patio doors leading out to the rear garden, offering a seamless blend of indoor-outdoor living, perfect for enjoying a cup of tea on a sunny afternoon.

The property's modern kitchen is a chef's dream, complete with integrated appliances including an oven, hob, extractor, fridge, and washing machine. Whether you're a culinary enthusiast or just enjoy the convenience of modern amenities, this kitchen is sure to impress.

With three cosy bedrooms, there is ample space for a growing family or for those in need of a home office or guest room. The modern bathroom features a white suite and a shower over the bath, providing a relaxing retreat at the end of the day.

Situated at the head of a quiet cul-de-sac in a popular residential estate, this property offers far-reaching views to the rear, creating a peaceful and serene atmosphere. Parking is a breeze with allocated space for one vehicle.

Conveniently located near The Hollingwood Hub, Ringwood Park, and local amenities in Brimington and Staveley, this property offers the perfect blend of tranquillity and accessibility.

Don't miss out on the chance to make this charming end town house your own!

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

PLEASE CALL PINWOOD PROPERTIES TO ARRANGE YOUR VIEWING!

ENTRANCE HALL, STAIRS AND LANDING

The property is entered into the hallway through the composite door, with wooden laminate flooring, painted décor, under stairs storage and radiator. The stairs rise to the first floor with carpet, painted décor and loft access.

LOUNGE DINER

16'4" x 13'9" (5.00 x 4.20)

The lounge diner has wooden laminate flooring, painted décor with a feature wallpaper to one wall, two radiators, uPVC windows and uPVC French doors leading to the rear garden. Perfect for entertaining family and friends.

KITCHEN

9'8" x 7'0" (2.96 x 2.15)

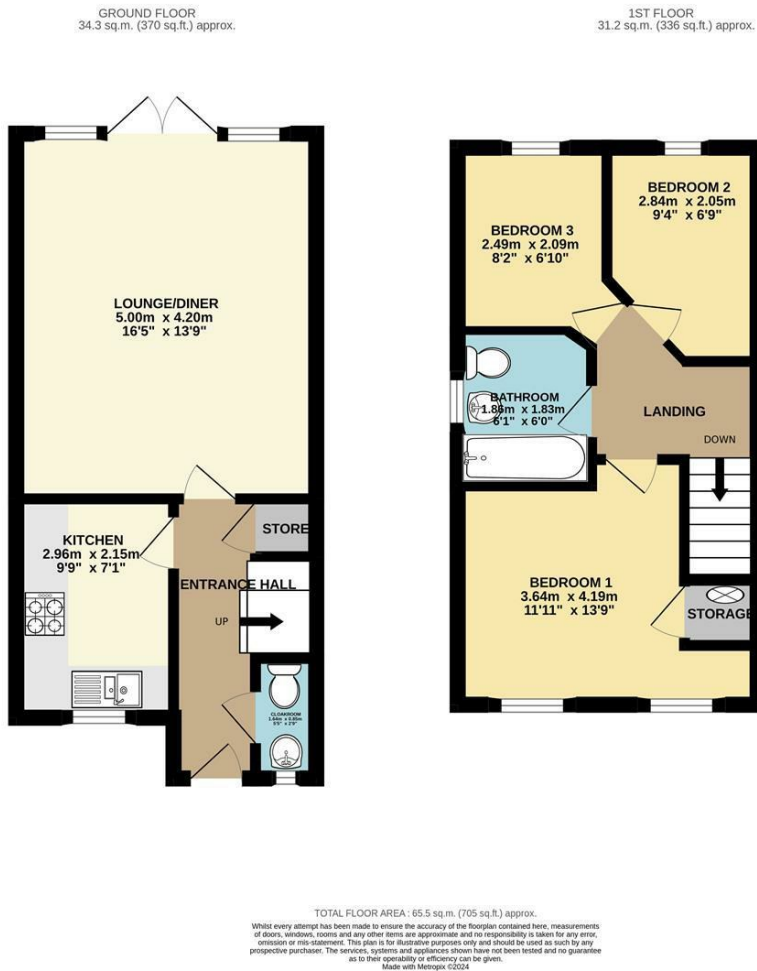
The well equipped modern kitchen has a great range of cream soft close drawers, wall and base units with a contrasting laminated work surface over with tiled surrounds incorporating a 1 1/2 bowl stainless sink with chrome mixer tap, integrated oven, four ring gas hob and extractor, fridge, space and plumbing for a washing machine. With a tiled effect vinyl flooring, radiator, painted décor and uPVC window.

GROUND FLOOR W.C/CLOAKROOM

4'8" x 2'9" (1.44 x 0.85)

The ground floor w.c/cloakroom has a white two piece suite with cistern w.c and pedestal hand basin with chrome taps and a tiled surround, tiled effect vinyl flooring, painted décor, radiator and uPVC frosted window.





BATHROOM
6'1" x 6'0" (1.86 x 1.83)

The modern bathroom comprises; white suite with low flush w.c, pedestal hand basin with chrome waterfall mixer tap and bath with glass screen and electric rain head shower above. With tiled flooring, part tiled walls with painted décor, extractor, wall mounted chrome towel radiator and uPVC frosted window.

BEDROOM ONE
13'8" x 11'11" (4.19 x 3.64)

This is a double bedroom to the front elevation with two uPVC windows letting in lots of light, space for wardrobes, carpet, painted décor and radiator.

BEDROOM TWO
9'3" x 6'8" (2.84 x 2.05)

This is a double bedroom to the rear elevation with a uPVC window with far reaching views, carpet, painted décor and radiator.

BEDROOM THREE
8'2" x 6'10" (2.49 x 2.09)

This is a single bedroom to the rear elevation with a uPVC window with far reaching views, carpet, painted décor and radiator.

OUTSIDE

To the front of the property is an allocated off road parking space. To the rear is a fully enclosed garden with lawn, patio and shed.

GENERAL INFORMATION

Loft: Partially Boarded with Lighting and Power - Pull Down Ladder
Fully Remote Alarmed with ADT
Tenure: Freehold
EPC: C Rated
Total Floor Area: 705.00 sq ft / 65.5 sq m
Council Tax Band B
Gas Central Heating: Combi Boiler
uPVC Double Glazing
Blind Are Fitted to All Windows

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.

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

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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