



Stollard Street, Clay Cross, Chesterfield, Derbyshire S45 9LZ

 2  2  1  TBC

£119,500

PINEWOOD



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£119,500

**2 bedrooms
2 bathroom
1 reception**

- CUL DE SAC LOCATION ON THE EDGE OF THE TOWN OF CLAY CROSS - ON STREET PARKING AVAILABLE TO THE FRONT OF THE PROPERTY
- SUITABLE FOR FIRST TIME BUYERS OR INVESTORS - POSS 6.5% GROSS YIELD
 - TWO RECEPTION ROOMS - TWO DOUBLE BEDROOMS
- EASY ACCESS TO ALL THE LOCAL AMENITIES, BUS ROUTES AND MAIN COMMUTER ROUTES
- GAS CENTRAL HEATING - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
- REAR COURTYARD WITH OUTHOUSE/STORE - DECKED SEATING AREA
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR MODERN BATHROOM WITH WHITE SUITE
 - MODERN KITCHEN - OPEN PLAN TO THE DINING ROOM
 - NEUTRAL DECOR AND GREY CARPETS
- EASY ACCESS TO THE M1 MOTORWAY JUNC 29, CHESTERFIELD AND ALFRETON TOWNS



NO CHAIN - PERFECT FOR THE FIRST TIME BUYER OR INVESTOR.

Nestled in this cul de sac location of Stollard Street, Clay Cross, Chesterfield, Derbyshire, this delightful mid-terrace house from the early 1900s is a true gem waiting to be discovered.

As you step inside, you are greeted by a cosy abode boasting not just one, but two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day. The property offers two double bedrooms, ideal for a small family or as a savvy investment opportunity.

With the convenience of two bathrooms including a ground floor shower room and a modern first-floor bathroom with a sleek white suite, this home effortlessly combines comfort with practicality. The modern kitchen, seamlessly open-plan to the dining room, is a culinary haven waiting for your personal touch.

Situated in a tranquil cul-de-sac on the outskirts of Clay Cross, this residence offers on-street parking right at your doorstep, making coming home a breeze. The rear courtyard features an outhouse/store and a charming decked seating area, perfect for enjoying a morning coffee or a spot of al fresco dining.

Convenience is key with easy access to the M1 motorway junction 29, as well as the bustling towns of Chesterfield, Clay Cross and Alfreton. For first-time buyers or astute investors, this property presents a promising 6.5% gross yield opportunity.

With gas central heating, uPVC double glazing, and council tax band A, this home is not just aesthetically pleasing with its neutral decor and stylish grey carpets, but also offers practicality and comfort in equal measure. Don't miss out on the chance to make this charming property your own and enjoy all the local amenities, bus routes, and main commuter routes at your fingertips.

LOUNGE

12'2" x 11'3" (3.71 x 3.45)

The property is entered into the lounge.

KITCHEN DINER

16'7" x 12'1" (5.06 x 3.70)

The modern kitchen is open plan to the dining area, ideal for use as a family room.

GROUND FLOOR SHOWER ROOM

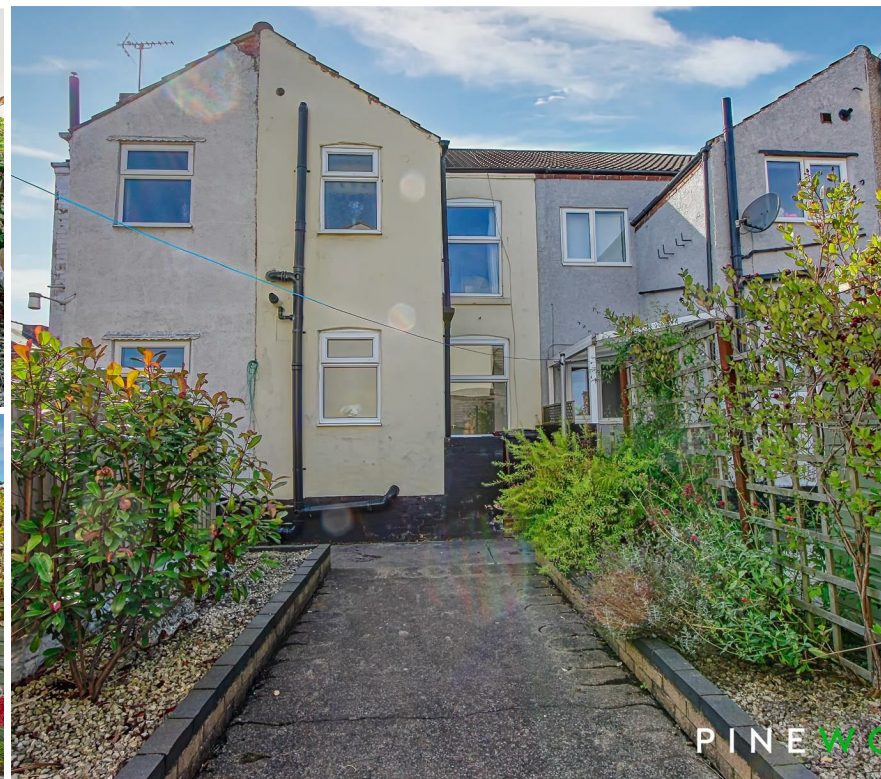
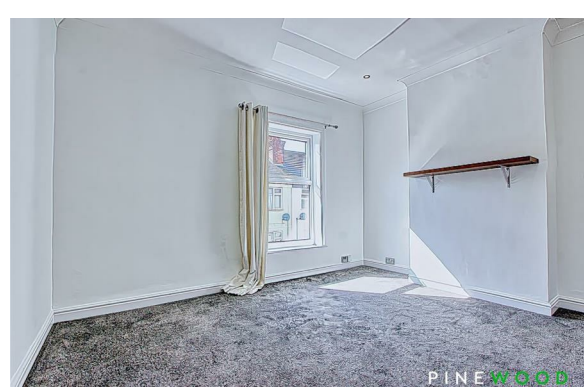
5'11" x 3'10" (1.81 x 1.18)

The ground floor shower room is accessed off the kitchen with a low flush w.c and a shower cubicle.

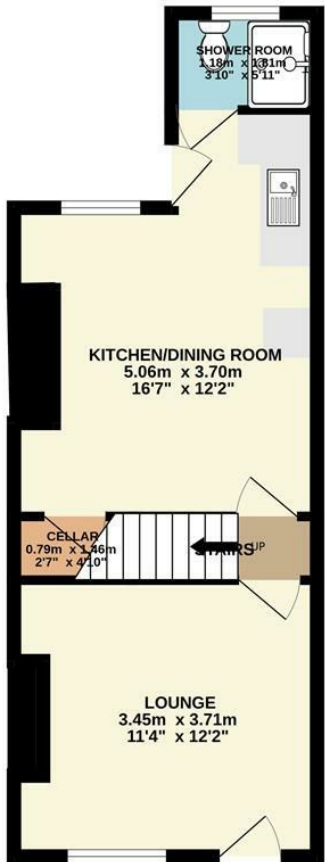
BEDROOM ONE

12'2" x 11'2" (3.73 x 3.42)

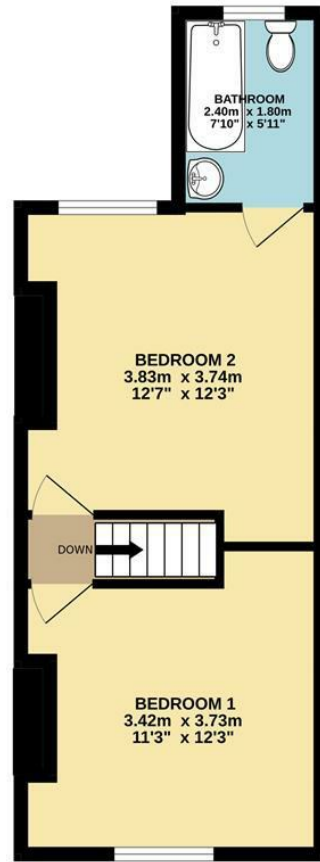
This is a double bedroom to the front aspect.



GROUND FLOOR
33.4 sq.m. (359 sq.ft.) approx.



1ST FLOOR
33.2 sq.m. (357 sq.ft.) approx.



TOTAL FLOOR AREA : 66.5 sq.m. (716 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

12'6" x 12'3" (3.83 x 3.74)

This is a double bedroom to the rear giving access to the bathroom.

BATHROOM

7'10" x 5'10" (2.40 x 1.80)

This modern bathroom includes a white suite with bath, low flush w.c and a pedestal hand basin.

OUTSIDE

To the front is on street parking and to the rear is a decked area, rear courtyard with planted areas and an outhouse/tore

GENERAL INFORMATION

Total Floor Area: 716.00 sq ft / 66.6 sq m

Tenure; Freehold

Council Tax Band A

EPC Rated C

Gas Central Heating

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

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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