



John Street, Clay Cross, Chesterfield, Derbyshire S45 9NQ

 2  1  1  EPC **D**

£675 Per Month

PINEWOOD



**John Street
Clay Cross
Chesterfield
Derbyshire
S45 9NQ**



£675 Per Month

**2 bedrooms
1 bathrooms
1 receptions**

- Two Double Bed Semi Detached in the Heart of the Town of Clay Cross
- Spacious Lounge/Diner with Store
- Close to all the Local Amenities that This Town Offers
- uPVC Double Glazing, Gas Central Heating - Combi Boiler - Council Tax Band A - EPC Rated D
- Rear Covered and Gated Carport Area Suitable For Motorbikes/Bikes/Seating Area Etc
- Neutral Decor and Carpets Throughout
- Modern Kitchen Diner with Built in Oven, Hob and Extractor
- Modern Bathroom with White Suite and Shower over Bath
- Spacious Lounge Diner
- Ideal for Access to a Bus Route, Main Commuter Routes and M1 Motorway Access



****SITUATED IN THE HEART OF THE TOWN OF CLAY CROSS****This is an excellently presented two-bedroom semi-detached property situated the South side of Chesterfield in the town of Clay Cross, which has all its own various amenities including two supermarkets, branded shops, independent shops, well regarded schools, florists, hairdressers, pubs, new leisure centre (currently being built), restaurants and much more. Also being ideally situated for access to the towns of Alfreton, Chesterfield and M1 junction 29. The Peak District National Park and Ogston Reservoir are just a short drive away. With its own Bus station and great commuter links.

The property features a spacious lounge diner, modern fitted kitchen with space for a dining table, space and plumbing for a washing machine, four ring gas hob and oven and space for a tall fridge freezer. On the first floor is a modern family bathroom with a white three piece suite and shower over bath and two double bedrooms, bedroom one has a small store. The property is neutrally decorated throughout with a covered courtyard/car port to the rear. uPVC Double Glazing and Gas Central Heating.

****VIRTUAL VIDEO TOUR AVAILABLE - Take a look around****

****If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information****

KITCHEN DINER

16'9" x 9'0" (5.13 x 2.75)

LOUNGE DINER

11'8" x 16'9" (3.58 x 5.11)

BEDROOM ONE

11'8" x 13'9" (3.56 x 4.21)

BEDROOM TWO

7'10" x 8'11" (2.39 x 2.73)

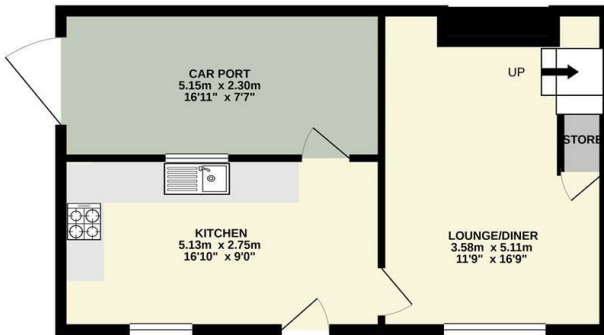
BATHROOM

8'7" x 6'0" (2.62 x 1.83)

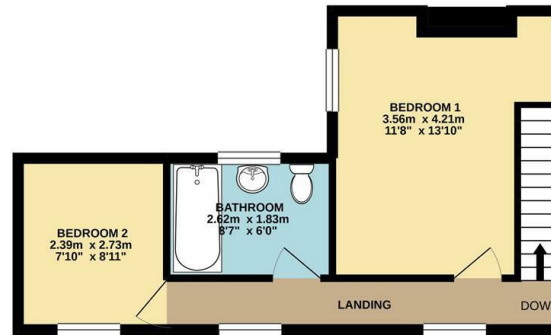
CAR PORT / YARD TO REAR

16'10" x 7'6" (5.15 x 2.30)

GROUND FLOOR
43.6 sq.m. (470 sq.ft.) approx.



1ST FLOOR
32.1 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA: 75.8 sq.m. (816 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

Total Floor Area 816.00 sq ft / 75.8 sq m

uPVC Double Glazing

Gas Central Heating - Combi Boiler

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		63	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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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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