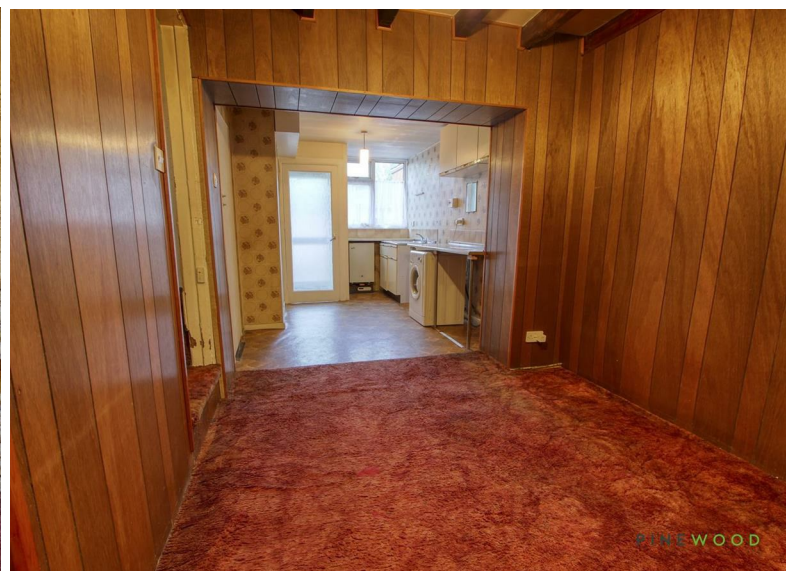


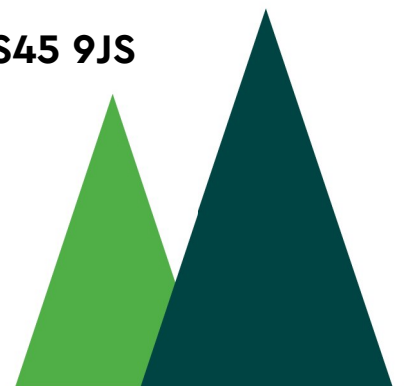
# PINEWOOD



Thanet Street, Clay Cross, Chesterfield, Derbyshire S45 9JS

 2  1  1  EPC F

£70,000





## Guide Price £70,000

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (i am sold).

**AN INVESTMENT OPPORTUNITY AWAITS...** with this TWO double bedroom mid terrace property sold with NO CHAIN. The property is in need of modernisation meaning it offers a blank canvas for any potential investor or those looking to make their first step onto the property ladder.

Located in this popular residential area of Clay Cross., it is well placed for access to various local amenities, shop, bars, pubs, restaurants, supermarkets and commuter routes. On the edge of the peak district too.

Entering the property through a uPVC front door, the ground floor accommodation offers two reception rooms, a kitchen and a downstairs shower room. The shower room has under gone a make over to provide a modern and practical walk in shower with electric shower, low flush WC and pedestal sink. The reception rooms and kitchen are ripe to transform into a modern and stylish home.

The first floor provides two good size double bedrooms ready to make your own.

The property further benefits from having a new roof roof in 2013.

Outside the property has a fully enclosed courtyard garden beyond which is access to a garage and two useful outbuildings.

- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
- TWO RECEPTION ROOMS - TWO DOUBLE BEDROOMS
- OUTBUILDINGS & GARAGE TO THE REAR
- LOCATED IN THE HEART OF THE TOWN OF CLAY CROSS AND ALL OF ITS AMENITIES
- uPVC DOUBLE GLAZING
- IN NEED OF MODERNISATION
- FULLY ENCLOSED REAR SOUTH FACING COURTYARD
- SHORT DRIVE INTO THE TOWNS OF ALFRETON AND CHESTERFIELD
- ON A BUS ROUTE AND CLOSE TO THE MAIN COMMUTER ROUTES
- COUNCIL TAX BAND-A

## MODERN METHOD OF AUCTION

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## LOUNGE

13'1" x 11'11" (3.99 x 3.65)

Entering though a uPVC front door into a front facing lounge with feature stone fireplace. With painted paper decor, carpet and a uPVC double glazed window.

## DINING ROOM

8'8" x 8'6" (2.66 x 2.60)

Open plan into the kitchen area. With wood paneled walls and carpet. An understairs store cupboard and staircase leading to the first floor,

## KITCHEN

12'1" x 8'6" (3.70 x 2.60)

Leading off the open plan dining area. With some wall and base units and a chrome drainer and sink with mixer tap, pantry, lino flooring and a uPVC double glazed window over looking the rear courtyard and a large store cupboard. A glass paneled door leads into the rear porch.

## BATHROOM

7'6" x 4'1" (2.30 x 1.25)

Located off the rear porch is a downstairs shower room. Modernised in the last 5 years to include a walk in shower cubicle with electric shower, pedestal sink and a low flush WC. Acrylic boarding to the walls, lino flooring and a rear facing uPVC double glazed window with frosted glass.

## BEDROOM ONE

12'0" x 11'11" (3.66 x 3.65)

A front facing double bedroom with painted decor, carpet and a uPVC double glazed window.

## BEDROOM TWO

8'10" x 8'7" (2.70 x 2.64)

A rear facing double bedroom with painted decor, carpet and a uPVC double glazed window.

## OUTSIDE

To the rear is an enclosed courtyard garden with a gateway leading out to access of the garage. Garage with up and over garage door.

## GENERAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND A

EPC RATING F

UPVC DOUBLE GLAZING

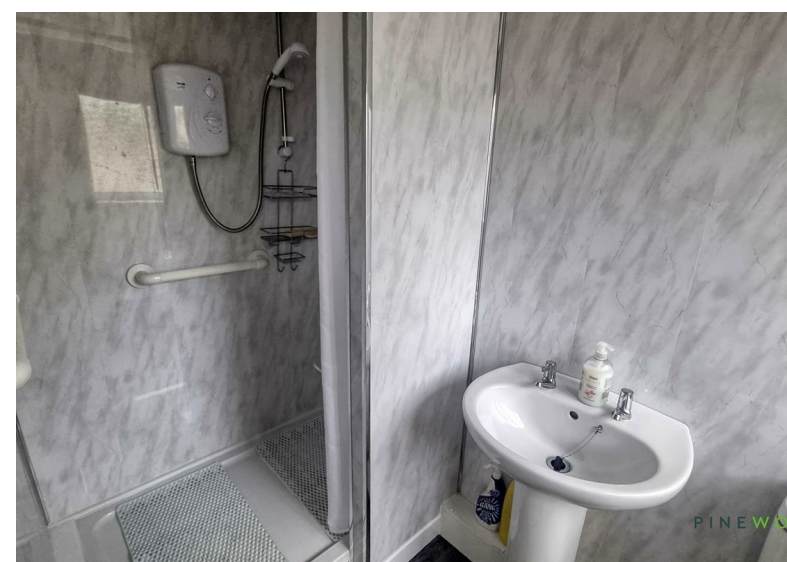
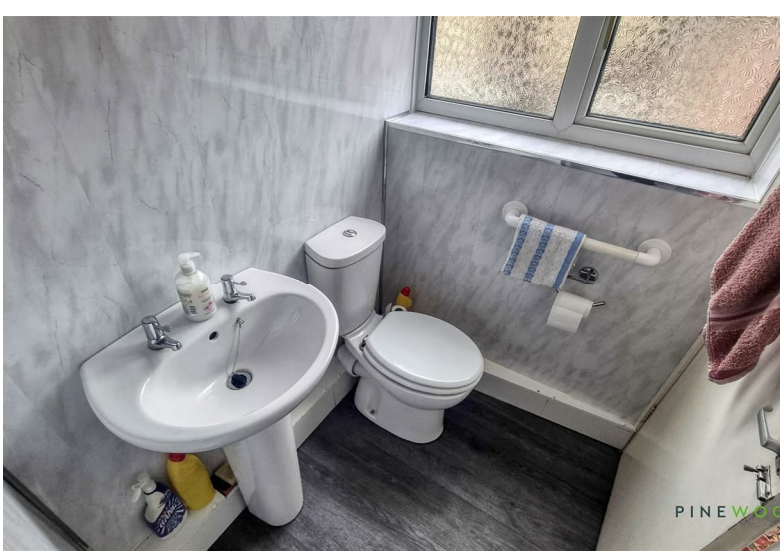
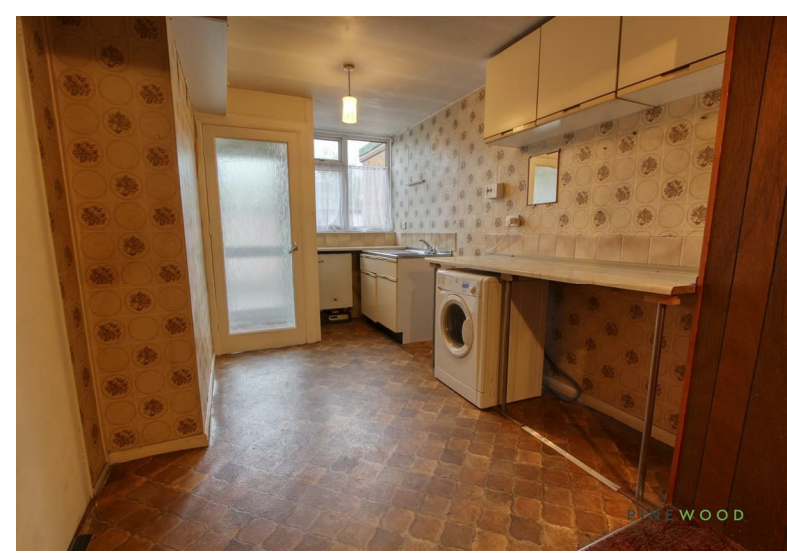
NO GAS CENTRAL HEATING

SOLD VIA MODERN METHOD OF AUCTION

## 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.

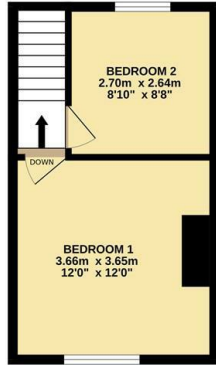
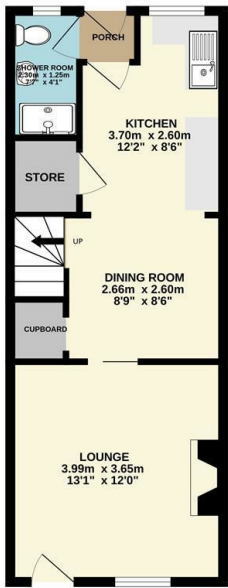




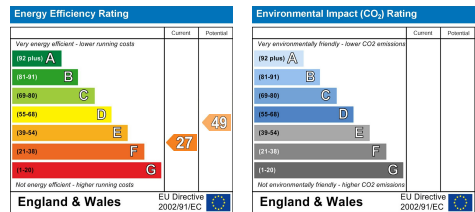
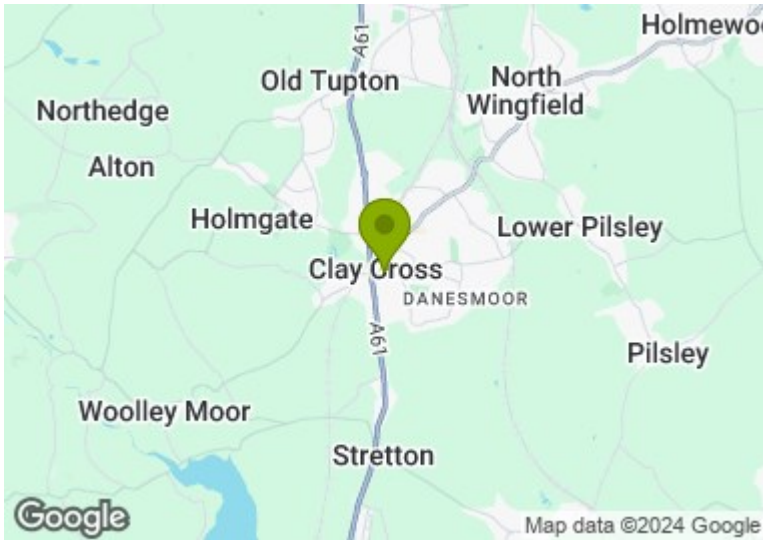


GROUND FLOOR  
39.2 sq.m. (422 sq.ft.) approx.

1ST FLOOR  
22.7 sq.m. (244 sq.ft.) approx.



TOTAL FLOOR AREA: 61.9 sq.m. (666 sq.ft.) approx.  
While 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 the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for 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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**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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PINEWOOD

