

# PINEWOOD



Cobden Road, Chesterfield, Derbyshire S40 4TD



£180,000



**YOUR NEXT PROJECT AWAITS...** In this **THREE** bedroom mid terrace in the popular residential location of Cobden Road, Chesterfield. Located within walking distance of the town centre, the property is close to local amenities, shops and benefits from good transport links.

The property is ready for the final stages of work to be undertaken and create the perfect family home. Already benefiting from a partial rewire, re decoration, new kitchen and new bathroom, this house is a blank canvas waiting to be explored.

Entering through the front door into an entrance hallway leading to a generous front facing lounge and an ample kitchen to the rear. The kitchen currently comprises of base units with a contrasting laminate worktop, a chrome sink drainer with chrome mixer tap, an electric oven and hob. There is a space for a free standing fridge freezer and a washing machine. The basement of the property is accessed via staircase from the kitchen.

To the first floor are two generous double bedrooms and a family bathroom. The bathroom comprises of a white suite with a shower over bath, pedestal sink and low flush WC.

To the second floor is an attic room which could be used as a third bedroom, office space or additional storage.

Outside the property has a front garden, which subject to consent could be converted into useful off street parking. To the rear is an enclosed rear garden just waiting for some TLC.

Do not miss out on this property and all of the potential that it has to offer.

- **THREE BEDROOM MID TERRACE - THREE DOUBLE BEDROOMS**
- **REAR GARDEN**
- **uPVC DOUBLE GLAZING - GAS CENTRAL HEATING**
- **POPULAR RESIDENTIAL LOCATION- CLOSE TO CHESTERFIELD TOWN CENTRE**
- **COUNCIL TAX BAND -A**
- **POTENTIAL TO CREATE OFF STREET PARKING**
- **GENEROUSLY PROPORTIONED BEDROOMS**
- **A BLANK CANVAS WAITING TO BE COMPLETED**
- **CLOSE TO LOCAL AMENITIES, SHOPS & GOOD TRANSPORT LINKS**
- **BASEMENT AND ATTIC ROOM**

### **LOUNGE**

11'9" x 12'0" (3.60 x 3.66)  
A front facing lounge with painted decor, no floor covering and a uPVC double glazed window.

### **KITCHEN**

11'5" x 15'2" (3.50 x 4.63)  
A rear facing kitchen with a uPVC door leading out to the rear garden. With base units, a chrome sink with drainer, an electric oven and hob, space for a free standing fridge freezer and a washing machine. with painted decor, no floor covering and a uPVC double glazed window.

### **BEDROOM ONE**

11'9" x 15'5" (3.60 x 4.70)  
A front facing double bedroom with feature fireplace. With painted decor, no floor covering and a uPVC double glazed window.

### **BEDROOM TWO**

8'2" x 13'1" (2.50 x 4.00)  
A rear facing double bedroom with painted decor, no floor covering and a uPVC double glazed window.

### **BEDROOM THREE (ATTIC)**

An attic room, which could be used as a third bedroom, office or storage. With painted decor, no floor covering and a Velux window.

### **BATHROOM**

12'0" x 5'6" (3.67 x 1.69)  
A modern white suite comprising of a shower over bath, pedestal

sink and low flush WC. With painted decor, no floor covering and a uPVC double glazed window.

### **BASEMENT**

11'7" x 11'11" (3.55 x 3.64)  
Currently houses the fuse board.

### **OUTSIDE**

To the front is a garden, which subject to permissions could be converted into useful off street parking.

To the rear is an enclosed rear garden.

### **GENERAL INFORMATION**

Tenure: FREEHOLD  
Council Tax Band-A  
Gas Central Heating  
uPVC Double Glazing  
Total Floor Area: 1347.7 sq ft / 125.2 sq m

### **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.



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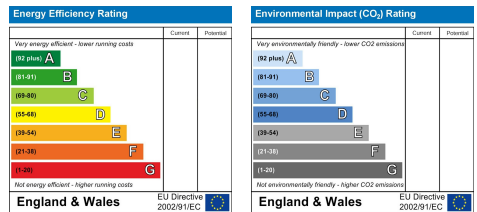
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Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

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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