

PINEWOOD



Market Street, Clay Cross, Chesterfield, Derbyshire S45 9NB

 3  1  2  EPC C

£120,000



PERFECT FOR INVESTORS & FIRST TIME BUYERS... Welcome to this **THREE** bedroom mid terrace located on Market Street, Clay Cross. Offered with **NO CHAIN**, this property is a blank canvas and is ready for a first time buyer to make their mark or an investor to enhance their property portfolio. Located in the heart of Clay cross, the property is close to local shops and amenities as well as being ideally positioned to access the main **A61** commuter route and also junction **29** of the **M1**.

Entering through the front door into a generous entrance hallway, the ground floor comprises of a large open plan lounge/dining room and a modern fitted kitchen with integrated electric oven, electric hob, extractor, plumbing for a washing machine and space for a freestanding fridge freezer.

The first floor has a galleried landing off which are two good size double bedrooms and a single bedroom, perfect for a growing family or those in need of a home office. There is a modern fully tiled bathroom with white suite comprising of a shower over bath and a sink and low flush WC set into a vanity unit, Internally throughout has neutral decor and flooring ,uPVC double glazing and gas central heating.

To the front, the property is set back from the road and to the rear is a fully enclosed garden with patio, an outhouse and a shed.

VIDEO TOUR AVAILABLE

- **IDEAL FOR FIRST TIME BUYERS OR INVESTORS - Potential 7.25% Gross Yield**
- **NO CHAIN**
- **OPEN THROUGH LOUNGE DINER**
- **MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH**
- **GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING**
- **TWO DOUBLE BEDROOMS & ONE SINGLE**
- **IDEAL FOR ACCESS TO THE M1 MOTORWAY JUNCT 29, MAIN A61 ROUTE - ON A BUS ROUTE**
- **MODERN KITCHEN WITH INTEGRATED OVEN, HOB & EXTRACTOR**
- **ENCLOSED REAR GARDEN WITH OUTHOUSE**
- **COUNCIL TAX BAND A**

ENTRANCE HALLWAY, STAIRS & LANDING

Entering through a uPVC front door into a generous long entrance hallway with staircase to the first floor. With painted decor and laminate flooring. The staircase and landing are white painted decor and nneutral carpet.

LOUNGE

12'4" x 12'0" (3.77 x 3.66)

A front facing lounge leading through into the dining room. With white painted decor, laminate flooring, a central heating radiator and a uPVC double glazed window.

DINING ROOM

12'5" x 12'0" (3.79 x 3.66)

A rear facing dining room with fireplace leading through from the lounge. With white painted decor, laminate flooring, a central heating radiator and a uPVC double glazed window.

KITCHEN

9'10" x 6'9" (3.01 x 2.08)

Located to the rear of the property is a modern fitted kitchen with wall and base units, laminate worktop and tiled splash back. With 1.5 chrome sink with drainer and chrome mixer tap, integrated electric oven, hob and extractor and plumbing for a washing machine. There is a sizeable understairs store area, which can house a free standing fridge freezer. With grey painted decor, laminate flooring, a central heating radiator, a side facing uPVC double glazed window and a uPVC door leading out to the rear garden.

BEDROOM ONE

12'0" x 12'0" (3.66 x 3.67)

A good size front facing double bedroom with white painted decor, carpet, a central heating radiator and a uPVC double glazed window.

BEDROOM TWO

12'0" x 9'1" (3.67 x 2.79)

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

BEDROOM THREE

7'4" x 6'10" (2.24 x 2.10)

A front facing single bedroom with white painted decor, carpet, a central heating radiator and a uPVC double glazed window.

BATHROOM

9'10" x 6'10" (3.01 x 2.09)

A generous modern family bathroom with white suite comprising of a shower over bath, a low flush WC and ceramic sink set into a vanity unit. With tiled walls, laminate floor, a wall mounted vertical radiator and a rear facing uPVC double glazed window with frosted glass.

OUTSIDE

To the rear is a fully enclosed enclosed garden with paving and an area laid to lawn. There is an outbuilding, which houses the boiler and the garden also benefits from a shed.

GENERAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND A

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING

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.

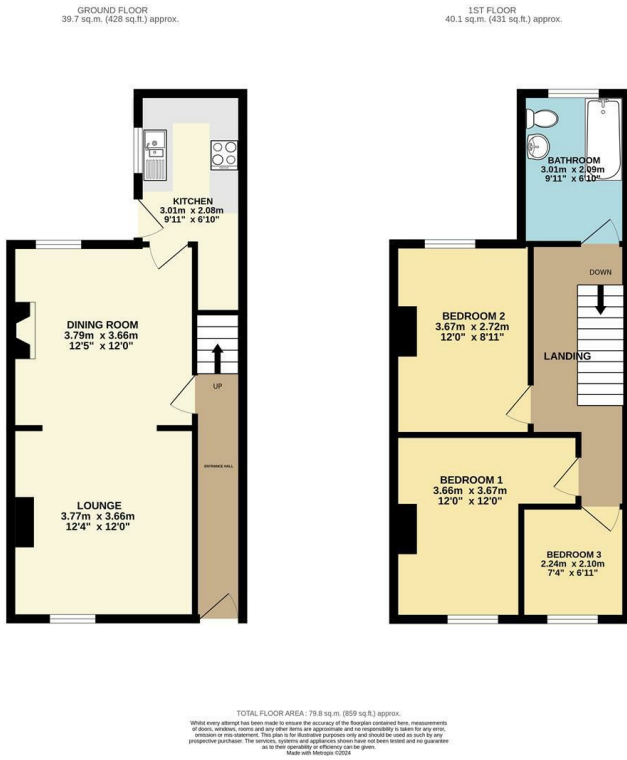
RESERVATION AGREEMENT MAY BE AVAILABLE

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

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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