



John Street, Brampton, Chesterfield, Derbyshire S40 1DF

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£120,000

PINEWOOD



John Street Brampton Chesterfield Derbyshire S40 1DF



£120,000

**2 bedrooms
1 bathroom
1 reception**

- IDEAL FOR FIRST TIME BUYERS AND INVESTORS (POSS 7.3% Gross Yield)
- ON STREET PARKING IS AVAILABLE TO THE FRONT OF THE PROPERTY
 - SOUGHT AFTER LOCATION OF BRAMPTON - CUL DE SAC
- CLOSE TO CHATSWORTH ROAD BARS, RESTAURANTS AND ALL THE LOCAL AMENITIES
- WALKING DISTANCE TO CHESTERFIELD TOWN CENTRE - CLOSE TO WELL REGARDED SCHOOLS
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING - COUNCIL TAX BAND A
 - REAR SOUTH FACING AND ENCLOSED COURTYARD
 - NEW NEUTRAL DECOR THROUGHOUT
 - ONE DOUBLE BEDROOM AND ONE SINGLE BEDROOM
- MODERN SHOWER ROOM WITH WHITE SUITE, TILED FLOORING AND PARTLY TILED WALLS





NO CHAIN - Ideal for first-time buyers and investors, this property offers an excellent opportunity with a potential profit of 7.3%. Located in the highly sought-after Brampton area, it sits on a quiet cul-de-sac with convenient on-street parking at the front. Just a short stroll from Chatsworth Road's popular bars, restaurants, and amenities, it's also within walking distance of Chesterfield town centre and well-regarded schools, making it perfect for those looking for both convenience and a vibrant local lifestyle.

The property includes a south-facing, enclosed rear courtyard—a private, sunny retreat. The freshly redecorated interior boasts neutral tones throughout, with a downstairs layout comprising of a lounge with feature fireplace and a modern kitchen diner with integrated oven, hob and extractor.

Upstairs sees one spacious double bedroom and one single bedroom. The modern shower room includes a sleek white suite, fully tiled flooring, and partially tiled walls for a contemporary look.

This charming home features uPVC double glazing and efficient gas central heating with combi boiler, and falls within Council Tax Band A.

VIRTUAL VIDEO TOUR - TAKE A LOOK AROUND

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LOUNGE

13'2" x 12'5" (4.02 x 3.79)

Step into this charming property through the welcoming uPVC front door, leading directly into a well-appointed lounge. This inviting space boasts a large uPVC window that fills the room with natural light, highlighting the tasteful newly painted décor. The lounge is finished with sleek wooden laminate flooring, a feature fireplace that serves as a cozy focal point, and a radiator for added warmth. Elegant decorative coving, a traditional dado rail, and a classic ceiling rose add a touch of sophistication, blending character with comfort.

KITCHEN DINER

12'5" x 11'1" (3.79 x 3.40)

Discover a stylish and contemporary kitchen diner, ideal for both cooking and entertaining. The space features wood-effect vinyl flooring, offering durability and modern charm, with ample room for a dining table. A large uPVC window and uPVC door open onto the courtyard, creating a light and airy atmosphere. Freshly painted walls enhance the kitchen's clean lines, while a sleek radiator provides warmth. The grey shaker-style cabinets, complete with soft-close drawers, are complemented by a laminated worktop. A 1.5-bowl stainless steel sink with a chrome mixer tap and tiled surrounds provide both functionality and elegance. The kitchen also includes a four-ring gas hob, oven, and extractor fan for a seamless cooking experience.

SHOWER ROOM

7'5" x 6'6" (2.28 x 2.00)

This modern shower room is designed with style and functionality in mind. It features a crisp white suite, including a sleek shower enclosure and a pedestal hand basin with a chrome mixer tap. The walls are partially tiled, while the fully tiled floor adds a practical, low-maintenance finish. Additional highlights include a WC, a wall-mounted radiator for warmth, and an extractor fan to maintain fresh air flow. A frosted uPVC window ensures both privacy and natural light, creating a bright, refreshing space.

BEDROOM ONE

13'2" x 12'5" (4.02 x 3.79)

This spacious double bedroom, positioned at the front elevation, combines elegance with comfort. A large uPVC window allows ample natural light to enhance the stylish wallpaper decor. The room features wooden laminate flooring, decorative coving that adds a touch of sophistication, and a well-placed radiator for warmth, creating a serene and welcoming atmosphere.

BEDROOM TWO

11'4" x 5'2" (3.46 x 1.60)

This charming single bedroom offers a cozy retreat with a view to the rear of the property. Featuring a large uPVC window that invites natural light, the room is complemented by a newly painted decor with a stylish partial wallpaper accent. Wood-effect laminate flooring adds a modern touch, while a radiator provides warmth, making it an inviting and comfortable space.

OUTSIDE

The property boasts a private, gated rear courtyard, offering a secure and low-maintenance outdoor space perfect for relaxation or entertaining. To the front, convenient on-street parking provides easy access for residents and guests alike.

LOFT

11'5" x 10'8" (3.48 x 3.27)

The partially boarded loft has pull down ladders, velux window and the combi boiler is located here.

GENERAL INFORMATION

Loft: Partially Boarded, Lighting

Tenure: Freehold

Council Tax Band A - Chesterfield Borough Council

EPC Rated E

Total Floor Area: 589.00 sq ft / 54.8 sq m

Gas Central Heating - New Combi Boiler Fitted 2023

uPVC Double Glazing - New Windows Fitted in Lounge and Both Bedrooms November 2024

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.

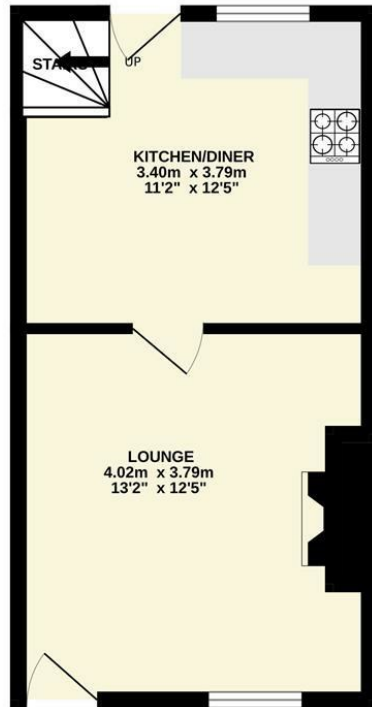
Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

DISCLAIMER

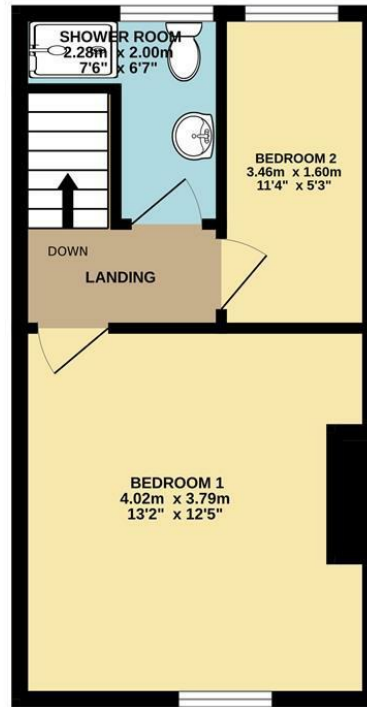
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



GROUND FLOOR
27.2 sq.m. (293 sq.ft.) approx.



1ST FLOOR
27.6 sq.m. (297 sq.ft.) approx.



TOTAL FLOOR AREA: 54.8 sq.m. (589 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C		79	(69-80) C
(55-68) D	54		(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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