



Newbold Road, Newbold, Chesterfield, Derbyshire S41 7AJ

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£175,000

PINEWOOD



Newbold Road Newbold Chesterfield Derbyshire S41 7AJ



£175,000

**2 bedrooms
1 bathrooms
1 reception**

- MIXED USE - IDEAL INVESTMENT - COMMERCIAL AND RESIDENTIAL PROPERTY
 - COMMERCIAL CURRENTLY TENANTED - PLEASE ASK FOR MORE DETAILS
 - GATED REAR ENCLOSED COURTYARD WITH TWO OUTBUILDINGS/STORES
- COMMERCIAL COMPRISES SHOP/OFFICE TO THE FRONT, BEAUTY ROOM AND WC TO THE REAR - LIGHTING, POWER AND WATER
 - GAS CENTRAL HEATING - DOUBLE GLAZING
- RESIDENTIAL PROPERTY NEEDS MODERNISATION/RENOVATION WORKS
- POPULAR VILLAGE LOCATION - PROMINENT POSITION ON THE MAIN ROAD
- SHORT DRIVE INTO THE TOWN CENTRE OF CHESTERFIELD, CLOSE TO THE VILLAGE AMENITIES AND ONLY A SHORT DRIVE INTO THE PEAK DISTRICT
- ONE SINGLE/BOX ROOM AND TWO DOUBLE BEDROOMS TO THE FIRST FLOOR
 - BATHROOM HAS WHITE SUITE AND SHOWER OVER BATH



MIXED USE - COMMERCIAL PROPERTY TO THE FRONT WITH RESIDENTIAL TO THE REAR AND 1ST FLOOR

Nestled in the charming village of Newbold, Chesterfield, Derbyshire, this end terrace property on Newbold Road offers a unique opportunity for those seeking a mixed-use investment.

Boasting a versatile layout, the residential property downstairs features one reception room, kitchen with pantry/store, To the first floor are two double bedrooms each adorned with elegant cast iron fireplaces, adding character and charm to the space, a box room and a bathroom with a white suite and shower over the bath.

The commercial aspect of the property is currently tenanted, presenting a lucrative opportunity for investors. With a shop/office to the front, a beauty room, and a WC to the rear - complete with lighting, power, and water connections - this space is ready to accommodate various business ventures.

Situated in a popular village location with a prominent position on the main road, this property offers convenience with a short drive into Chesterfield town centre and easy access to village amenities. For nature enthusiasts, the proximity to the Peak District provides endless opportunities for outdoor adventures.

While the commercial space is already set up for business, the residential part of the property is a blank canvas awaiting modernisation and renovation works to transform it into a cosy home. This presents the perfect chance for buyers to put their personal touch on the space and create a comfortable living environment.

With gas central heating, double glazing, and a mix of commercial and residential possibilities, this property on Newbold Road is a gem waiting to be polished. Don't miss out on this exciting investment opportunity in a sought-after location!

COMMERCIAL TO FRONT - SHOP/OFFICE

14'10" x 9'1" (4.53 x 2.79)

The commercial aspect of the property is currently tenanted by a nail technician, presenting a lucrative opportunity for investors. With a shop/office to the front.

COMMERCIAL TO FRONT - WC

7'10" x 3'8" (2.41 x 1.14)

Wc with white low flush wc and hand basin with chrome taps.

COMMERCIAL TO FRONT - BEAUTY ROOM/STORE

10'5" x 7'10" (3.20 x 2.40)

This useful room is currently used as a beauty room but could be used for a variety of use or a store.

RESIDENTIAL - KITCHEN

12'10" x 9'3" (3.92 x 2.83)

The kitchen has range of wall and base units with an inset Belfast sink, a useful store/pantry, DG window and DG door, tiled effect vinyl flooring and painted décor.

RESIDENTIAL - LOUNGE DINER

14'4" x 12'2" (4.38 x 3.71)

The dual aspect lounge diner has two DG windows, painted décor, radiator, coving, radiator and fireplace.

RESIDENTIAL - STAIRS AND LANDING

The stairs rise to the galleried landing with carpet, painted décor and loft access.

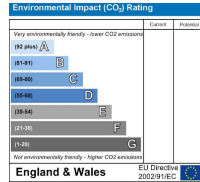
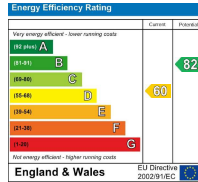
RESIDENTIAL - BATHROOM

8'11" x 6'9" (2.73 x 2.08)

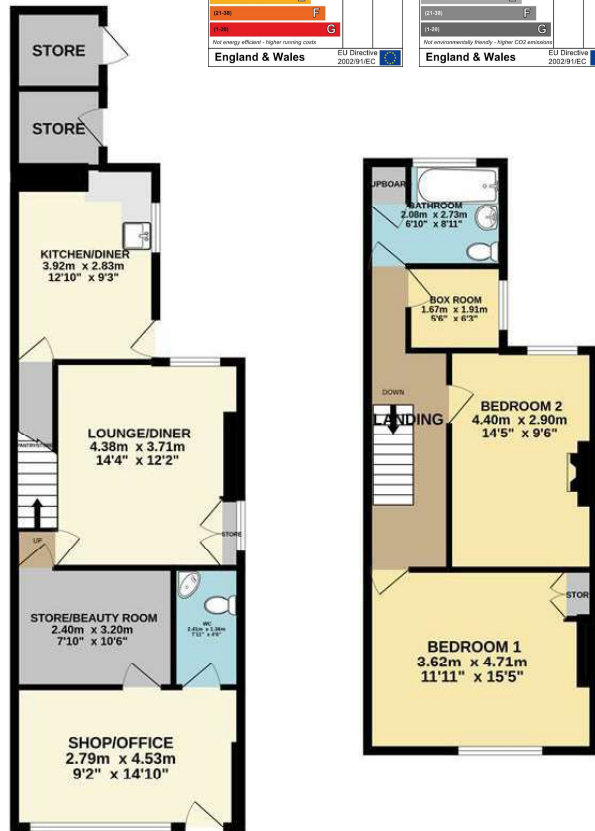
The part tiled bathroom has a white suite including a low flush wc, pedestal hand basin with chrome taps and a bath with chrome taps, radiator, built in storage cupboard, painted décor, and DG window.



GROUND FLOOR
57.6 sq.m. (620 sq.ft.) approx.



1ST FLOOR
55.8 sq.m. (493 sq.ft.) approx.



TOTAL FLOOR AREA: 103.5 sq.m. (1114 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 not be used as such by any prospective purchaser. The Services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given.
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RESIDENTIAL - BEDROOM ONE

15'5" x 11'10" (4.71 x 3.62)

This is a double bedroom to the front elevation with cast iron fireplace, built in storage cupboards, radiator and DG window.

RESIDENTIAL BEDROOM TWO

14'5" x 9'6" (4.40 x 2.90)

This is a double bedroom with rear aspect including a cast iron fireplace, radiator and DG window.

RESIDENTIAL - BEDROOM THREE

6'3" x 5'5" (1.91 x 1.67)

This is a box room to the side elevation with DG window.

OUTSIDE

The commercial property is accessed via the front, the residential is accessed through a gate leading to the rear enclosed courtyard with two outbuildings/stores

GENERAL INFORMATION

Tenure: Freehold
Council Tax Band A - Chesterfield Borough Council
EPC Rated D
Total Floor Area: 1114.00 sq ft / 103.5 sq m
Gas Central Heating
Double Glazing

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.

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