



#### **\*\*SOUGHT AFTER LOCATION\*\***

Situated in the sought after area of Brampton is this TWO DOUBLE bedroom end terraced property. Within the catchment area of Brookfield School and within easy access to the many shops, bars, supermarkets and restaurants on Chatsworth Road, walking distance to the town centre of Chesterfield, short drive into the Peak District and easy access to the M1 motorway and main commuter routes.

The property downstairs comprises of a lounge, a dining room, a modern kitchen with integrated oven, hob and extractor, dishwasher, microwave and space/plumbing for a washing machine and tall fridge freezer.

Upstairs has two double bedrooms and a family bathroom with white suite and with bath and separate shower cubicle, to the rear is an enclosed secure rear garden with lawn and patio.

#### **\*\*NEW SHOWER UNIT TO BE FITTED\*\***

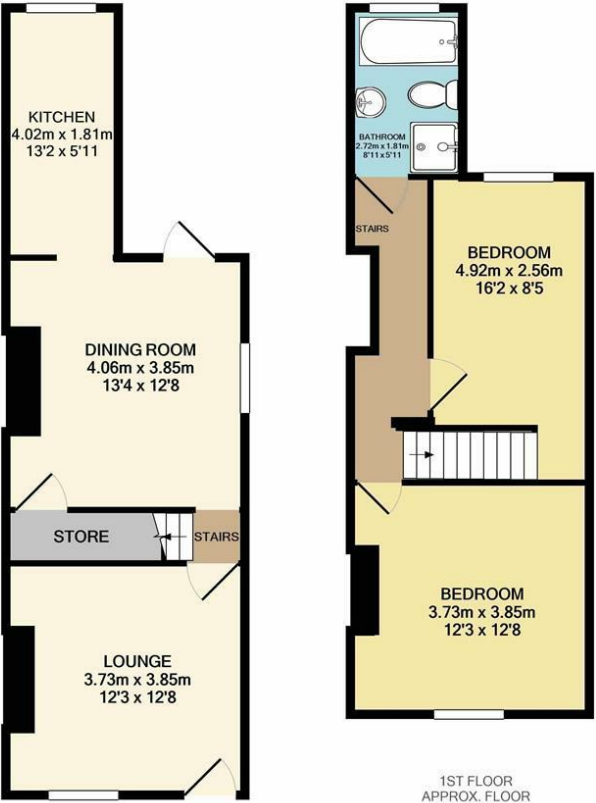
**\*\*If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information\*\***

- Sought After Location of Brampton
- Two Reception Rooms
- Modern Bathroom with White Suite, Bath and Separate Shower Cubicle
- Fully Enclosed Rear Garden and Patio
- Walking Distance to Town Centre of Chesterfield, Easy Access to The Peak District
- Two Double Bedrooms
- Modern Kitchen With Integrated Oven, Hob and Extractor, dishwasher and micorwave
- Walking Distance to Chatsworth Road Amenities, Shops, Bars, Restaurants, Supermarkets and Well Regarded Schools
- Gas Central Heating and uPVC Double Glazing- Council Tax Band A
- New Shower Unit to be Fitted Before New Tenancy





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



GROUND FLOOR  
APPROX. FLOOR  
AREA 39.1 SQ.M.  
(421 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 37.0 SQ.M.  
(398 SQ.FT.)

TOTAL APPROX. FLOOR AREA 76.1 SQ.M. (820 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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