



Chapman Lane, Grassmoor, Chesterfield, Derbyshire S42 5EN

 2  1  2  EPC TBC

£99,950

PINEWOOD



**Chapman Lane  
Grassmoor  
Chesterfield  
Derbyshire  
S42 5EN**



**£99,950**

**2 bedrooms  
1 bathroom  
2 receptions**

- NO CHAIN - PERFECT FOR THE FIRST TIME BUYER OR INVESTOR (POSS 7.8% GROSS YIELD)
- BATHROOM WITH WHITE SUITE AND BUILT IN STORAGE CUPBOARD
  - FULLY ENCLOSED REAR GARDEN WITH LAWN AND PATIO
    - TWO DOUBLE BEDROOMS
    - TWO RECEPTION ROOMS
- SOUGHT AFTER VILLAGE LOCATION - CLOSE TO ALL THE LOCAL AMENITIES
- EASY ACCESS TO THE M1 MOTORWAY, COUNTRY PARKS AND TRAILS
- GAS CENTRAL HEATING (COMBI BOILER) - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
- ON STREET PARKING IS AVAILABLE TO THE FRONT OF THE PROPERTY
  - KITCHEN BEING OPEN PLAN TO THE DINING AREA



**NO CHAIN - PERFECT FOR INVESTORS AND FIRST TIME BUYERS....SCOPE FOR RENOVATION....** Located on Chapman Lane, Grassmoor, Chesterfield, Derbyshire, this delightful terraced house is a perfect opportunity for investors and first-time buyers alike. Boasting two spacious reception rooms, ideal for entertaining or relaxing, along with two double bedrooms, this property offers comfortable living spaces for its new owners.

The bathroom features a sleek white suite and a convenient shower over the bath, adding a touch of luxury to everyday routines. With a total of 763 sq ft of living space, there is ample room to make this house your own.

To the rear is an enclosed easily maintained garden with patio and plenty of space for a shed, to the front on street parking is available.

Conveniently situated with easy access to local amenities, schools, country parks and trails, the M1 motorway is also close by, this property combines the tranquillity of village life with the practicality of modern amenities. Don't miss out on the chance to own this lovely home in a sought-after location. uPVC Double Glazing and Gas Central Heating (Combi Boiler)

**\*\*PLEASE CALL PINEWOOD PROPERTIES FOR MORE INFORMATION OR TO ARRANGE YOUR VIEWING\*\***

**LOUNGE**

12'9" x 11'1" (3.91 x 3.39)

The property is entered into the lounge through the uPVC door, with uPVC window and radiator.

**DINING ROOM**

12'9" x 12'0" (3.91 x 3.68)

The second reception room has uPVC window, radiator and stairs lead to the first floor, this room is open plan to the kitchen, making it perfect for entertaining family and friends.

**KITCHEN**

9'8" x 6'10" (2.95 x 2.09)

the kitchen has a range of drawers, wall and base units with a laminated worktop, radiator, wall mounted combi boiler, uPVC window and uPVC door leading to the garden.

**BATHROOM**

7'10" x 6'9" (2.41 x 2.08)

The bathroom has a white suite with bath, low flush w.c and pedestal hand basin with chrome mixer tap, built in storage cupboard, radiator and uPVC frosted window.

**BEDROOM ONE**

12'11" x 11'1" (3.94 x 3.39)

This is a double bedroom to the front aspect with radiator and uPVC window.

**BEDROOM TWO**

15'10" x 9'8" (4.83 x 2.97)

This is a single bedroom to the rear aspect with radiator, built in storage/wardrobe space and uPVC window

**OUTSIDE**

To the front on street parking is available, the property is set back from the road via a small walled forecourt, to the rear is an enclosed easily maintained garden with patio and space for a shed.

**GENERAL INFORMATION**

Tenure: Freehold

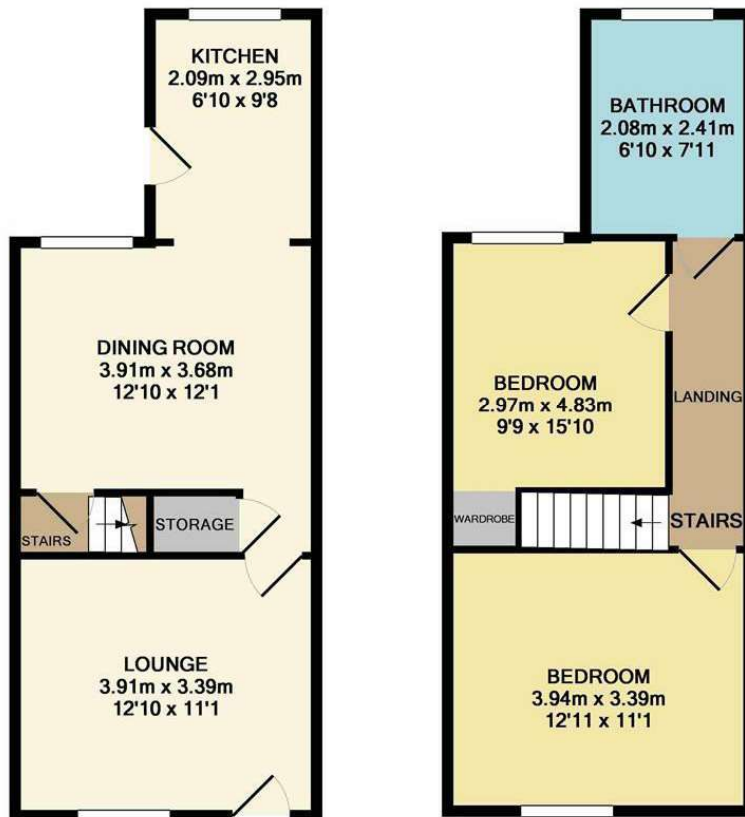
EPC Rating: TBC

uPVC Double Glazing

Gas Central Heating - Combi Boiler

Council Tax Band - A

Loft



GROUND FLOOR  
APPROX. FLOOR  
AREA 35.6 SQ.M.  
(383 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 35.3 SQ.M.  
(380 SQ.FT.)

TOTAL APPROX. FLOOR AREA 70.9 SQ.M. (763 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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### 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.

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