



Thanet Street, Clay Cross, Chesterfield, Derbyshire S45 9JT

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Auction Guide £80,000

PINEWOOD



**Thanet Street
Clay Cross
Chesterfield
Derbyshire
S45 9JT**



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**2 bedrooms
1 bathrooms
2 receptions**

- PERFECT FIRST TIME BUY OR INVESTMENT PROPERTY - POSS 7.8% GROSS YIELD
- FULLY ENCLOSED REAR COURTYARD
- GAS CENTRAL HEATING - UPVC DOUBLE GALAZING - COUNCIL TAX BAND A - EPC RATED D
- TWO RECEPTION ROOMS - TWO DOUBLE BEDROOMS
- MODERN BATHROOM WITH WHITE SUITE
- MODERN KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR
- SHORT DRIVE INTO THE TOWNS OR ALFRETON AND CHESTERFIELD
- SHORT DRIVE INTO THE PEAK DISRTICT
- ON A BUS ROUTE AND CLOSE TO THE MAIN COMMUTER ROUTES - EASY ACCESS TO THE M1 MOTORWAY
- LOCATED IN THE HEART OF THE TOWN OF CLAY CROSS AND ALL THE AMENITIES THIS TOWN OFFERS



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").

Interested parties personal data will be shared with the Auctioneer (iamsold).

NO CHAIN - PERFECT INVESTMENT PROPERTY AND FIRST TIME BUY - Poss 7.8% gross yield

SOUTH FACING REAR FULLY ENCLOSED YARDTWO DOUBLE BEDROOMS**TWO RECEPTION ROOMS****This two double bedroom end terrace property is located in this popular residential area of Clay Cross.

Well placed for access to various local amenities, shop, bars, pubs, restaurants, supermarkets and commuter routes. On the edge of the peak district too!

Decorated neutrally throughout, the ground floor of the property comprises of a lounge, dining room and modern kitchen. To the first floor are two double bedrooms and a family bathroom with white suite and shower over bath. The rear of the property has a fully enclosed south facing courtyard with shed.

uPVC double glazing and Gas Central Heating.

****VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

MODERN METHOD OF AUCTION

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

Payment varies but will be no more than £450.00. These services are optional

LOUNGE

11'10" x 10'11" (3.63 x 3.33)

The property is entered into the lounge through the uPVC door, with carpet, radiator, built in storage cupboard and uPVC window.

DINING ROOM

11'10" x 12'8" (3.63 x 3.88)

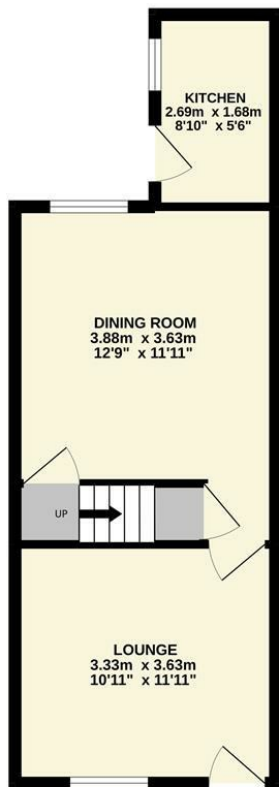
The second reception room perfect for a dining room has grey carpet, painted decor, radiator, feature fireplace, under stairs storage and uPVC window.

KITCHEN

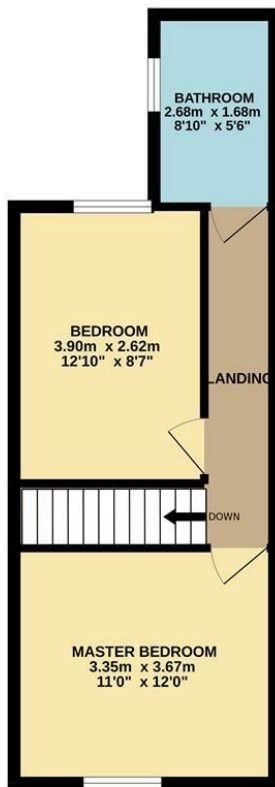
8'9"x 5'6" (2.69x 1.68)

The modern kitchen has a good range of cream shaker style drawers, wall and base unit with a contrasting laminated worksurface over incorporating a stainless sink with chrome mixer tap, integrated four ring gas hob, oven and extractor, space/plumbing for a washing machine and space for an under counter fridge/freezer. With painted decor, radiator and uPVC window.

GROUND FLOOR
33.7 sq.m. (363 sq.ft.) approx.



1ST FLOOR
33.7 sq.m. (363 sq.ft.) approx.



TOTAL FLOOR AREA : 67.4 sq.m. (725 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 is given as to their operability or efficiency can be given.
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MASTER BEDROOM

12'0" x 10'11" (3.67x 3.35)

This double bedroom to the front aspect has grey carpet, radiator and uPVC window.

BEDROOM TWO

12'9" x 8'7" (3.90 x 2.62)

This is a double bedroom to the rear aspect with painted decor, radiator and uPVC window.

BATHROOM

8'9" x 5'6" (2.68x 1.68)

The modern bathroom has a white three piece suit with toilet, pedestal hand basin with chrome taps and bath, With tiled surrounds, painted decor, radiator, vinyl flooring and uPVC frosted window,

GENERAL INFORMATION

TENURE: FREEHOLD

TOTAL FLOOR AREA: 725.00 SQ FT / 67.4 SQ M

COUNCIL TAX BAND A

EPC RATING D

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

OUTSIDE

To the rear is a fully enclosed courtyard.

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D	60		(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
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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