



6 Nevis Close, Brockwell, Chesterfield, S40 4NS

Offers Around £265,000

- Semi Detached House
- Spacious Living Throughout
- Family Bathroom
- Corner Plot with Larger Than Average Gardens
- Lounge, Kitchen Diner
- Driveway & Garage
- Popular Location
- THREE Bedrooms
- Ideal Family Home!

6 Nevis Close, Chesterfield S40 4NS

Situated in a highly sought after residential location, is this well presented Three bedroom Semi Detached home, which offers spacious and versatile living accommodation throughout!

Set upon a generous plot, this property is well placed for an excellent range of nearby amenities, which includes local shops, schools and both major road & transport links.

The well proportioned living accommodation comprises of; Entrance Hall, Lounge, Modern Fitted Kitchen Diner with Integrated Appliances. THREE Bedrooms and a Modern Fitted Bathroom

Outside with ample off road parking, with garden area to the side & rear and a single garage.#

Viewing is by appointment only!

Total floor area; 108.0 Sq.M / 1162 Sq.Ft



Council Tax Band: C



Porch

Hall

Lounge

19'8" x 11'4"

Kitchen/Diner

23'0" x 10'1"

First Floor - Landing

Bedroom

13'8" x 11'1"

Bedroom

13'11" x 10'2"

Bedroom

8'8" x 7'2"

Bathroom

8'8" x 5'6"

Garage / Bar

14'5" x 10'1"

Partitioned off to provide a home bar and can easily be put back to a garage if a new owner required.

AML

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general

finance.

We are therefore obliged to verify prospective purchasers.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

The Consumer Protection (Amendment) Regulations 20

Only items referred to in these particulars are included in the sale.

We are informed by the Vendors, upon our property appraisal that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.





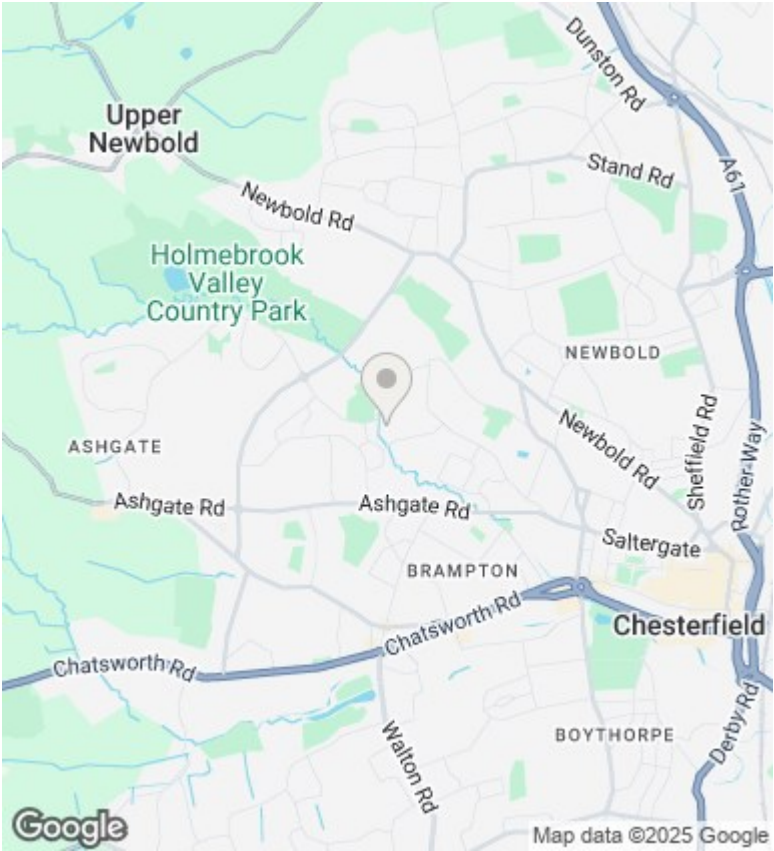
Directions

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 