



## 19 Cobden Road, Chesterfield, Derbyshire, S40 4TD

Asking Price £199,950

- Traditional Mid Town House
- Lounge
- THREE Bedrooms
- NO Chain!
- Convenient Location
- Dining Room
- Bathroom
- Short Distance to Town Centre and Train Stn.
- Modern Fitted Kitchen
- Rear Garden

# 19 Cobden Road, Chesterfield S40 4TD

Charming Period Three-Bedroom Home – Close to Town Centre & NO Upward Chain!

Nestled in a popular and convenient location, just a short distance from Chesterfield town centre and a range of local amenities, is this well THREE bedroom Period Style property, which offers a blend of character, comfort and modern convenience.

With spacious and light filled living areas, complemented by tasteful décor and contemporary finishes, the accommodation includes a welcoming lounge, a generous dining kitchen ideal for family life or entertaining, three bedrooms and bathroom.

Outside with a low maintenance frontage and to the rear is an enclosed garden.

Parking is on street and with resident permit scheme and purchased via CBC.

Total floor area; 96.1 Sq.M / 1034 Sq.Ft



Council Tax Band: A



**Entrance Hall****Lounge**

11'11" x 11'6"

**Dining Room**

15'1" x 11'1"

**Kitchen**

9'8" x 7'0"

**First Floor - Landing****Bedroom**

11'11" x 11'10"

**Bedroom**

7'10" x 9'9"

**Bedroom**

11'1" x 7'2"

**Bathroom****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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant 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.



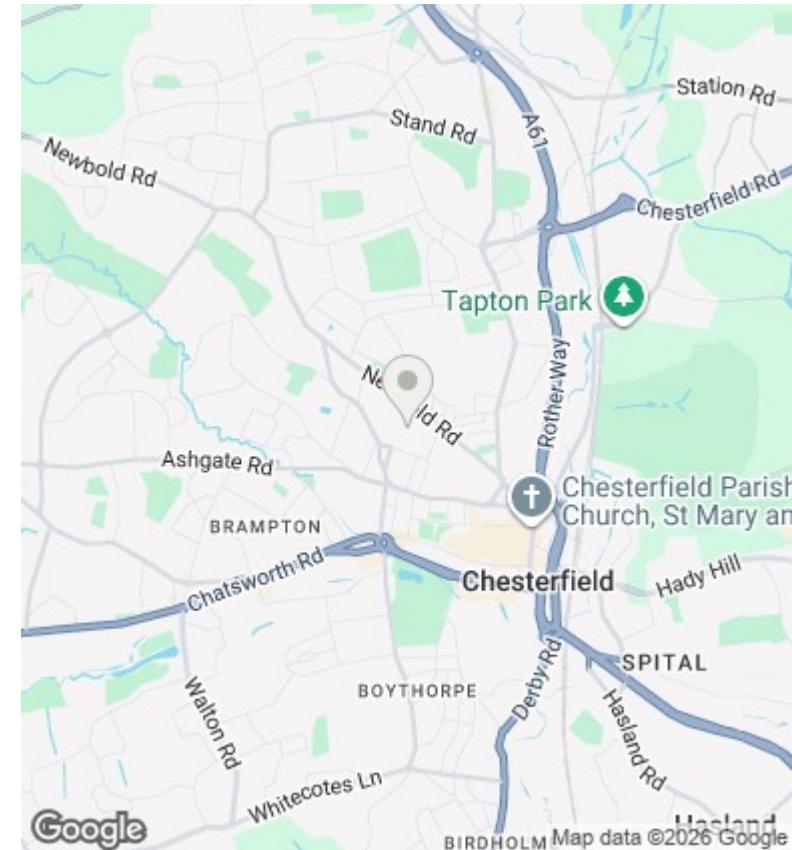


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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Directions

## Viewings

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

## Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	