



2 Pavillion Court John Street,  
Clay Cross, S45 9TJ

OFFERS IN THE REGION OF

£184,950

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WILKINS VARDY

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# £184,950

THREE STOREY MID TOWN HOUSE - THREE BEDS - TWO BATHS - ALLOCATED PARKING SPACE

Offering 1087 sq. ft. of accommodation over three floors, is this three bedroomed, two 'bathroomed' mid town house. Providing a comfortable living environment, the layout is thoughtfully designed to maximise space and functionality and comprises a ground floor cloaks/WC, a kitchen/diner with integrated cooking appliances, and a spacious living room with French doors opening onto the rear garden. The property also benefits from an allocated parking space.

Located in the centre of Clay Cross, the property is well placed for local shops and amenities, and readily accessible for transport links towards Chesterfield Town Centre and Alfreton.

Don't miss out on the chance to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this delightful property on John Street.

- Three Storey Mid Town House
- Kitchen/Diner with Integrated Cooking Appliances
- Three Good Sized Bedrooms
- Allocated Parking Space
- EPC Rating: C
- Ground Floor Cloaks/WC
- Spacious Living Room with French doors opening onto the Rear Patio
- Family Bathroom & En Suite Shower Room
- Gardens to the Front and Rear

## General

Gas central heating (Ideal Classic Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 101 sq.m./1087 sq.ft.  
Council Tax Band - B  
Tenure - Freehold  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A front entrance door opens into an ...

## Entrance Hall

Fitted with laminate flooring. A staircase rises to the First Floor accommodation.

## Cloaks/WC

Fitted with vinyl flooring and having a white 2-piece suite comprising of a pedestal wash hand basin and a low flush WC.

## Kitchen/Diner

16'5 x 7'11 (5.00m x 2.41m)  
Being part tiled and fitted with a range of cream wall, drawer and base units with complementary work surfaces over.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring gas hob with concealed extractor over.  
Space and plumbing is provided for a washing machine and a dishwasher, and there is also space for a fridge/freezer.  
Vinyl flooring.

## Living Room

14'2 x 13'0 (4.32m x 3.96m)  
A spacious reception room, fitted with laminate flooring and having uPVC double glazed French doors which overlook and open onto the rear patio.

## On the First Floor

## Landing

With staircase rising to the Second Floor accommodation.

## Bedroom Two

12'11 x 12'5 (3.94m x 3.78m)  
A spacious rear facing double bedroom fitted with laminate flooring.

## Bedroom Three

11'2 x 6'2 (3.40m x 1.88m)  
A front facing good sized single/small double bedroom fitted with laminate flooring.

## Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

## On the Second Floor

## Master Bedroom

13'0 x 11'7 (3.96m x 3.53m)  
A good sized double bedroom having two wooden framed double glazed Velux windows, and a built-in storage cupboard. A door gives access into an ...

## En Suite Shower Room

Fitted with a white 3-piece suite comprising of ma fully tiled shower cubicle with an electric shower, pedestal wash hand basin with tiled splashback and a low flush WC.  
Vinyl flooring.

## Outside

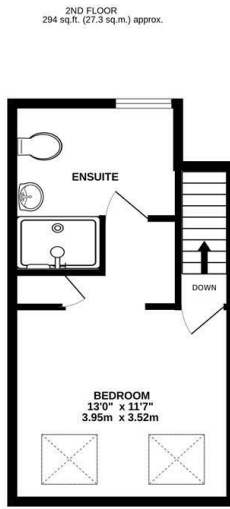
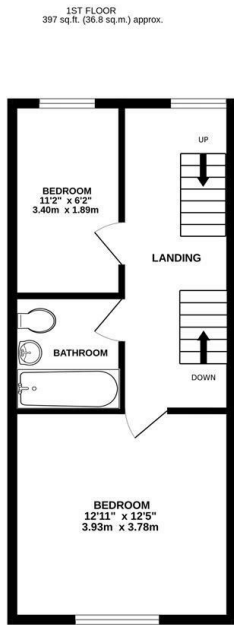
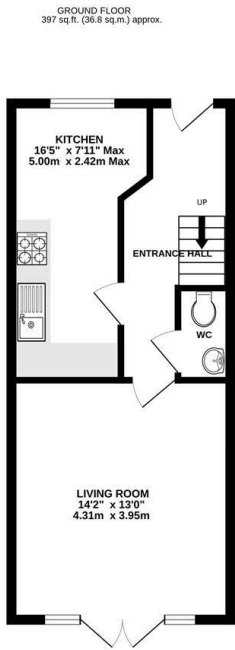
To the front of the property there is a lawned garden with some mature shrubs. There is also an allocated parking space.

To the rear of the property there is an enclosed garden which comprises of two paved patios and a lawn. A gate at the rear gives pedestrian access.





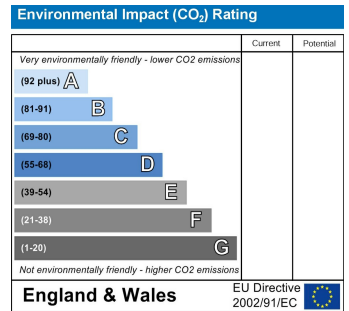
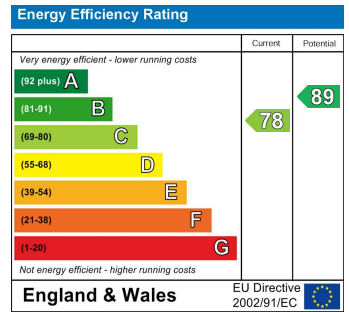




TOTAL FLOOR AREA: 1087 sq.ft. (101.0 sq.m.) approx.

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 as to their operability or efficiency can be given.

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## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

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

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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