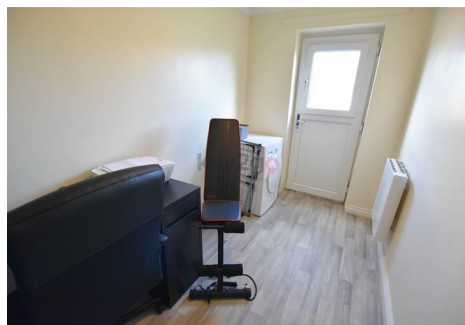


Marketing Preview



48 Chapel Close, Clowne, Chesterfield, S43 4PB

£100,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this two bedroom ground floor flat which is situated in a popular area. Being ready to move into and offering allocated parking, low maintenance garden and having its own entrance. On the doorstep to main bus routes and a walk away from great amenities. Also having good road links to Sheffield, Chesterfield and the M1 Motorway. Perfect for first time buyers, investors or if you're looking to downsize!

SUMMARY

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HALLWAY

Enter via composite door into the hallway with painted walls, wood effect flooring and storage cupboard. Smoke alarm, electric heater and doors to the lounge, two bedrooms and bathroom.

LOUNGE 9'3" x 9'10"

Having painted walls, continued wood effect flooring and TV point. Ceiling light, electric heater and walk in box window to the front. Open to the kitchen.

KITCHEN 6'7" x 7'9"

Having modern high gloss wall and base units and contrasting worktops. Stainless steel sink with a drainer and chrome mixer tap. Integrated electric oven, hob and extractor fan. Space for a full height fridge/freezer and space for a washing machine. Ceiling light and wood effect flooring.

BEDROOM ONE 9'8" x 11'9"

Comprising of painted walls and carpeted flooring. Ceiling light, electric heater and window looking out the the garden,

BEDROOM TWO 5'10" x 11'4"

A second bedroom having painted walls, wood effect flooring and smoke alarm. Ceiling light, electric heater and door onto the rear garden.

BATHROOM 5'6" x 6'11"

Comprising of a bath with a mixer shower tap, vanity wash basin and close coupled WC. Ceiling light, extractor fan and obscure glass window. Wood effect flooring.

OUTSIDE

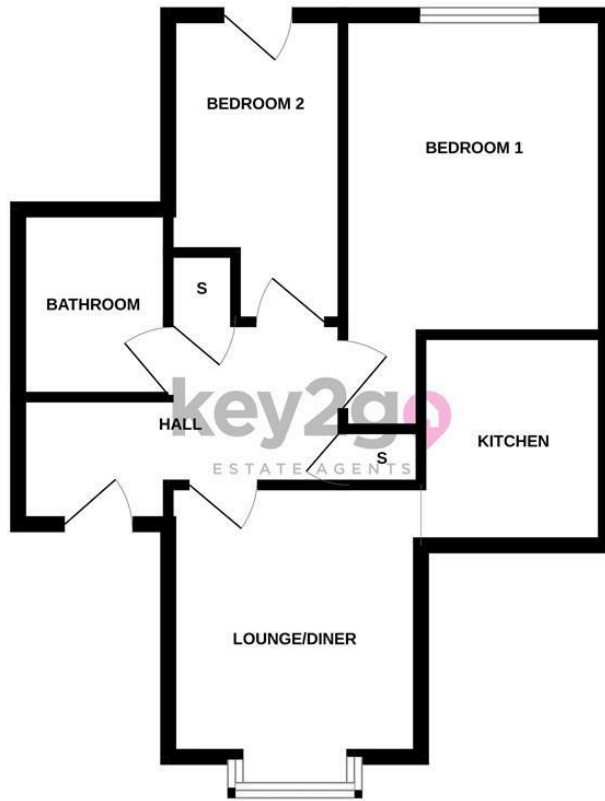
Having one allocated parking spot to the front and a side path to garden. Gate to the rear garden.

To the rear of the property is an enclosed and low maintenance garden with astroturf area and shed.

PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- COUNCIL TAX BAND A

GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 457 sq.ft. (42.4 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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