

PINEWOOD



Ringer Lane, Clowne, Chesterfield, Derbyshire S43 4DA

 3  1  2  EPC D

Offers In The Region Of £130,000



**THIS THREE BEDROOM MID TERRACE PROPERTY IS IDEALLY LOCATED IN THE CENTRE OF CLOWNE
CLOSE TO GOOD LOCAL AMENITIES, REPUTABLE SCHOOLS AND CLOSE TO COMMUTER LINKS AT J30 M1**

**WITH THE OPTION TO PURCHASE WITH VACANT POSSESSION OR WITH A TENANT IN SITU GIVING ANY
POTENTIAL LANDLORD A CURRENT ANNUAL INCOME OF £7200pa AND A YEILD OF 5.33%**

- * TWO FIRST FLOOR BEDROOMS & AN ATTIC ROOM**
- * TWO RECEPTION ROOMS**
- * FITTED KITCHEN**
- * FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM**
- * LARGE REAR GARDEN**

*****CONTACT PINWOOD PROPERTIES TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION*****

- TO BE SOLD WITH SITTING TENANT**
- THREE BEDROOMS**
- DOWNSTAIRS TOILET**
- LARGE REAR GARDEN WITH STABLE**
- CLOSE TO LOCAL AMENITIES AND JNC 30 M1**
- MID TERRACE PROPERTY**
- TWO RECEPTION ROOMS**
- OFF ROAD PARKING & GARAGE**
- GAS CENTRAL HEATING AND DOUBLE GLAZING**
- FREEHOLD PROPERTY - COUNCIL TAX BAND 'A'**

LOUNGE

12'6" x 11'11" (3.82 x 3.64)

DINING ROOM

12'6" x 11'10" (3.83 x 3.61)

KITCHEN

12'10" x 6'3" (3.92 x 1.93)

BEDROOM ONE

12'5" x 11'11" (3.81 x 3.65)

BEDROOM TWO

12'6" x 12'0" (3.82 x 3.68)

BATHROOM

8'0" x 6'5" (2.46 x 1.96)

ATTIC BEDROOM

18'4" x 12'5" (5.59 x 3.79)



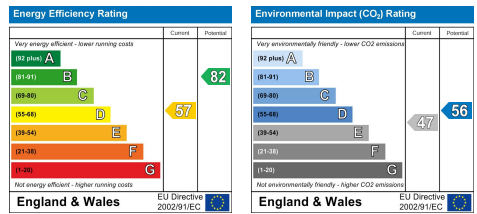
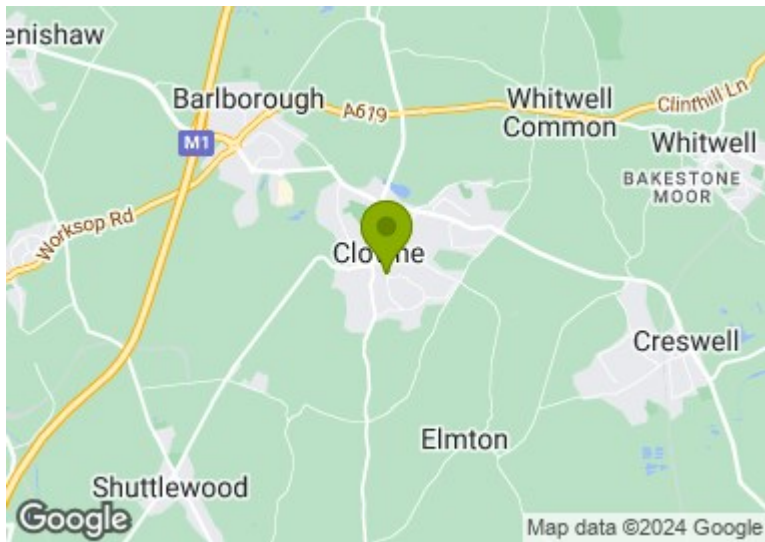
GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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