

PINEWOOD



Rhodes Cottages, Clowne, Chesterfield, Derbyshire S43 4LZ

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Offers In The Region Of £90,000



Welcome to 9 Rhodes Cottages in the charming village of Clowne, Chesterfield, Derbyshire. This delightful mid-terrace house offers a cosy retreat with two bedrooms, perfect for a small family or a couple looking for a peaceful abode.

Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing after a long day. The property boasts a galley kitchen, perfect for whipping up delicious meals to enjoy in the dining area.

With uPVC windows and gas central heating, this home ensures warmth and comfort throughout the year. The bathroom provides a tranquil space to unwind and rejuvenate.

Located in a serene neighbourhood, this property offers parking for one vehicle, making it convenient for those with a car. Whether you're looking for a starter home or a cosy retreat, 9 Rhodes Cottages presents a wonderful opportunity to own a charming piece of Derbyshire.

Don't miss out on the chance to make this lovely house your home sweet home in the heart of the picturesque Derbyshire countryside.

- THREE BEDROOMS
- GALLEY STYLE KITCHEN
- GAS CENTRAL HEATING
- POTENTIAL OFF STREET PARKING AND GARAGE TO REAR
- COUNCIL TAX BAND A
- TWO RECEPTION ROOMS
- SET OVER THREE FLOORS
- uPVC WINDOWS AND DOORS
- OUTBUILDINGS / WC & STORE
- FREEHOLD

Lounge

Having a uPVC window and door to the front aspect, live inset gas fire with brick surround, a central heating radiator and fitted carpet.

With some storage under the stairs separating the lounge and dining room.

Dining Room

With a uPVC window to the rear aspect, live inset gas fire, a central heating radiator and fitted carpet.

Kitchen

A galley style kitchen with 2 x uPVC windows, uPVC door, a composite style sink and drainer, 4 ring gas hob with extractor, electric oven and grill, tiled splash back and vinyl flooring.

Bedroom One

Having a front aspect uPVC window, fitted storage and some storage over the stairs, central heating radiator and fitted carpet.

Bedroom Two

A single bedroom with a uPVC window to the rear aspect and some storage over the stairs, a central heating radiator and a fitted carpet.

Bedroom Three

A second floor attic bedroom with a Velux style window, central heating radiator and fitted carpet.

Bathroom

Having a bathtub with tiled splash back, shower over the bath, shower curtain, pedestal wash basin, low flush WC, uPVC window and vinyl flooring.

Outside

Having a single car garage in disrepair.

Disclaimer

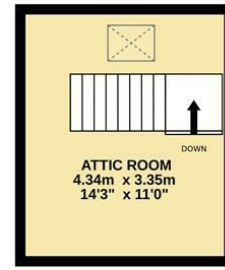
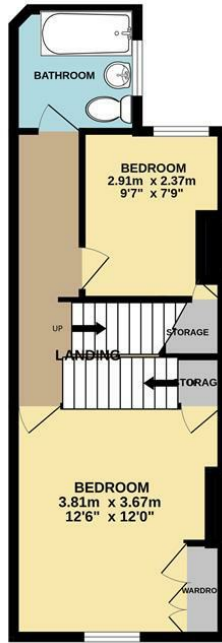
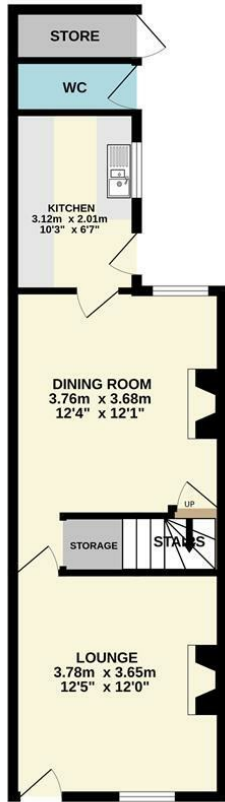
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GROUND FLOOR
41.2 sq.m. (444 sq.ft.) approx.

1ST FLOOR
35.7 sq.m. (384 sq.ft.) approx.

2ND FLOOR
15.9 sq.m. (171 sq.ft.) approx.



TOTAL FLOOR AREA : 92.8 sq.m. (999 sq.ft.) 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	81

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	58

DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

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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.

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