



Barlborough Road, Clowne, Chesterfield, Derbyshire S43 4RE

 2  1  2  EPC  D

Asking Price £100,000

P I N E W O O D



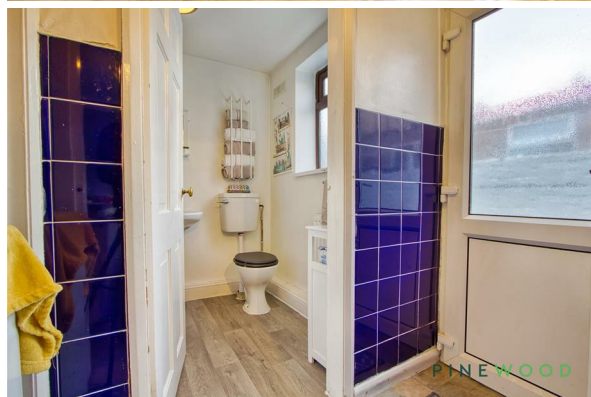
Barlborough Road Clowne Chesterfield Derbyshire S43 4RE



Asking Price £100,000

2 bedrooms
1 bathroom
2 receptions

- Spacious kitchen area.
- Two cosy reception rooms.
- Two comfortable bedrooms.
- Modern terraced house.
- Located in Clowne, Chesterfield.
- Close to local amenities.
- Easy access to transport links.
- Easy access to M1 for commuting
- Perfect for investors
- Freehold - Council Tax Band: A - Tenants in situ





WELL SIZED AND PERFECT FOR INVESTORS, TAKE A CHANCE ON THIS PERFECT OPPORTUNITY....

****Tenants in situ****

Situated on Barlborough Road in the charming village of Clowne, this delightful terraced house offers a perfect blend of comfort and convenience. With two well-proportioned reception rooms, this property provides ample space for relaxation and entertaining. The two bedrooms are inviting and can easily accommodate a variety of furnishings, making it an ideal home for couples or small families.

The kitchen is a functional area, designed to meet your culinary needs, and offers the potential for personalisation to suit your style. The bathroom is well-appointed, ensuring that daily routines are both comfortable and efficient.

For those with a vehicle, the property includes parking for one car, adding to the convenience of this lovely home. The location in Chesterfield, Derbyshire, is not only picturesque but also provides easy access to local amenities and transport links, making it a practical choice for modern living.

This terraced house on Barlborough Road is a wonderful opportunity for anyone seeking a charming residence in a friendly community. With its appealing layout and potential for personal touches, it is certainly worth considering for your next home.

Video tour available, take a look around!

Contact Pinewood Properties for more information or to book a viewing!

Lounge

12'2" x 13'2" (3.71m x 4.02m)

This bright and airy lounge features natural wood-effect flooring and a classic fireplace with a white mantelpiece. It enjoys a large window that floods the room with light and space for a wall-mounted television, providing a comfortable space for relaxing or entertaining. The lounge opens directly into the dining room, creating a seamless flow between the two areas.

Dining Room

12'3" x 10'0" (3.73m x 3.05m)

The dining room, positioned between the lounge and kitchen, offers ample space for a dining table and chairs. It benefits from a large window that ensures plenty of natural light, and the room features wood-effect flooring that adds warmth to the space.

Kitchen

10'10" x 6'8" (3.30m x 2.03m)

The kitchen is neatly arranged with practical wall and base units, providing useful storage and workspace. It includes a freestanding gas cooker and a large window above the sink that brings in natural light. The kitchen leads conveniently to the bathroom and has a door opening to the rear, allowing easy access to the outdoor space.

Bathroom

5'11" x 6'8" (1.80m x 2.03m)

A practical bathroom featuring a white suite with a bath and shower attachment, a pedestal wash basin, and a close-coupled WC. The walls around the bath are finished with a light marble-effect panel, and there is a window to provide ventilation and natural light.

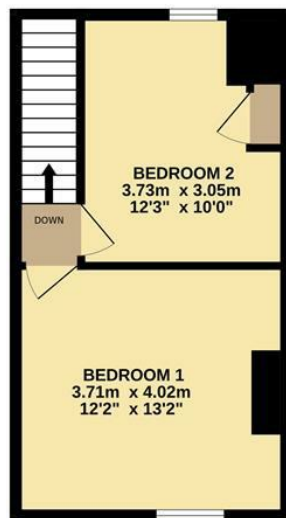
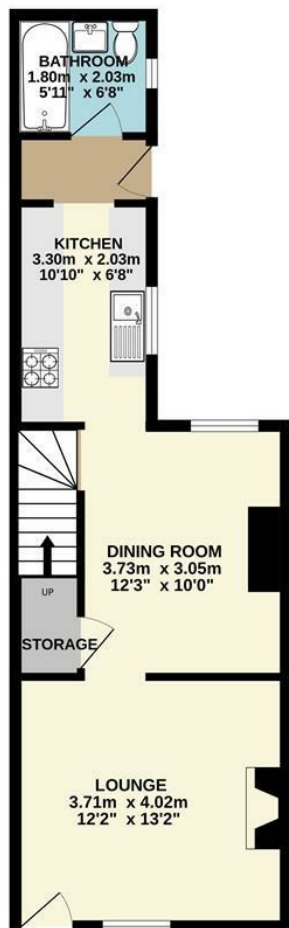
Bedroom 1

12'2" x 13'2" (3.71m x 4.02m)

Bedroom 1 is a cosy double room with a neutral carpet underfoot and soft cream walls. It benefits from a large window with decorative leaded glass, filling the room with natural light. The room is spacious enough to accommodate a double bed, dresser, and wardrobe, offering a comfortable space to rest.

GROUND FLOOR
41.0 sq.m. (442 sq.ft.) approx.

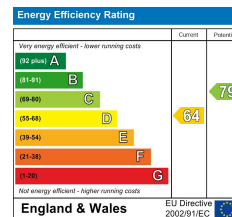
1ST FLOOR
28.6 sq.m. (308 sq.ft.) approx.



TOTAL FLOOR AREA: 69.6 sq.m. (749 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Bedroom 2

12'3" x 10'0" (3.73m x 3.05m)

Bedroom 2 is a well-proportioned room with a large window featuring decorative leaded glass, allowing plenty of daylight to fill the space. The room has a neutral carpet and light walls, offering a versatile area that could function as a bedroom or a home office.

Rear Garden

The rear garden is a compact outdoor space featuring a paved patio. A wooden garden shed provides useful storage, and the garden is boarded by a fence, offering privacy and a safe environment for outdoor activities.

General Information

EPC: D

Total Floor Area: 749

Council Tax Band: A

uPVC double glazing

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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