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estate agents

82 Park Road
, Chesterfield, S40 2JX

Guide price £110,000

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Price Guided £110,000-£115,000

Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!!

Ideal starter home for first time buyers, small families or investors alike!!

Potential Yield of around 6% per annum base upon a purchase price of £110,000 and a monthly rent of £575

Well presented TWO DOUBLE BEDROOM/TWO BATHROOM MID TERRACED HOUSE which is situated in this extremely popular residential location within the town centre having immediate access to the retail park for shopping, town centre shops and facilities, bus station, Queens Park Leisure Centre and major commuter road links on the A61/A617/M1 Motorway J29.

Benefiting from gas central heating with a Combi boiler (new in 2022) and uPVC double glazing the accommodation comprises of front reception room, integrated dining kitchen, ground floor shower room. To the first floor main double bedroom with views over Queens Park, second double bedroom with access to the family bathroom with White 3 piece suite.

Rear enclosed low maintenance garden with wall and fenced boundaries





Additional Information

Gas Central Heating- Ideal Combi Boiler 2022+serviced
uPVC double glazed windows
Current Electrical & Gas Certificates available
Gross Internal Floor Area- 68.8 Sq.m/ 740.3 Sq.Ft
Council Tax Band - A
Secondary School Catchment Area- Parkside Community School

Reception Room

12'4 x 10'2 (3.76m x 3.10m)

Front Composite entrance door. Front aspect window. Inner hallway and stairs to the first floor

Kitchen/Dining Room

12'5 x 12'4 (3.78m x 3.76m)

Comprising of a range of base and wall units with complementary work surfaces over and inset stainless steel sink unit with tiled splash backs. Integrated electric oven and gas hob. Space is provided for a washing machine. Door to Cellar which provides useful storage space.



Inner Hall

3'8 x 3'4 (1.12m x 1.02m)

uPVC door to the rear garden.

Ground Floor Shower Room

8'1 x 6'1 (2.46m x 1.85m)

Comprising of a White 3 piece suite which includes shower cubicle with electric shower, wash hand basin set in vanity cupboard and low level WC. Tiled floor.

First Floor Landing

8'8" x 2'8" (2.64m x 0.81m)

Front Double Bedroom One

12'4 x 10'1 (3.76m x 3.07m)

This is a generous main double bedroom with front aspect window having pleasant views over Queens Park Gardens. Useful walk in store cupboard with access to the insulated loft space.





Rear Double Bedroom Two

12'6 x 12'4 (3.81m x 3.76m)

A second good sized bedroom with rear aspect window. Access door leads into the first floor Family Bathroom.

Family Bathroom

8'1 x 6'1 (2.46m x 1.85m)

Comprising of a White 3 piece suite which includes a panelled bath with tiled splash back, pedestal wash hand basin, low level WC. Vinyl flooring and downlighting.

Outside

Rear enclosed low maintenance garden with wall and fenced boundaries. Outside WC facility requires attention. Brick store.

External Store

4'6 x 3'0 (1.37m x 0.91m)

WC

3 x 4'7 (0.91m x 1.40m)

External WC facility currently not functional.

School catchment areas

Whilst the property is understood to be in the 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 to ensure satisfaction of their entry criteria.

Validation of offer. 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.

Floor Plan

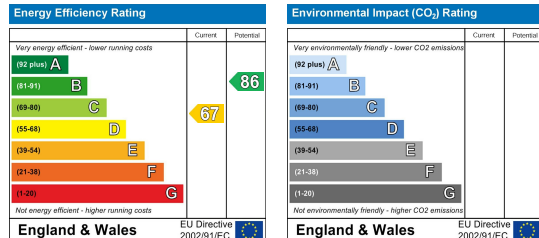


Total area: approx. 68.8 sq. metres (740.3 sq. feet)

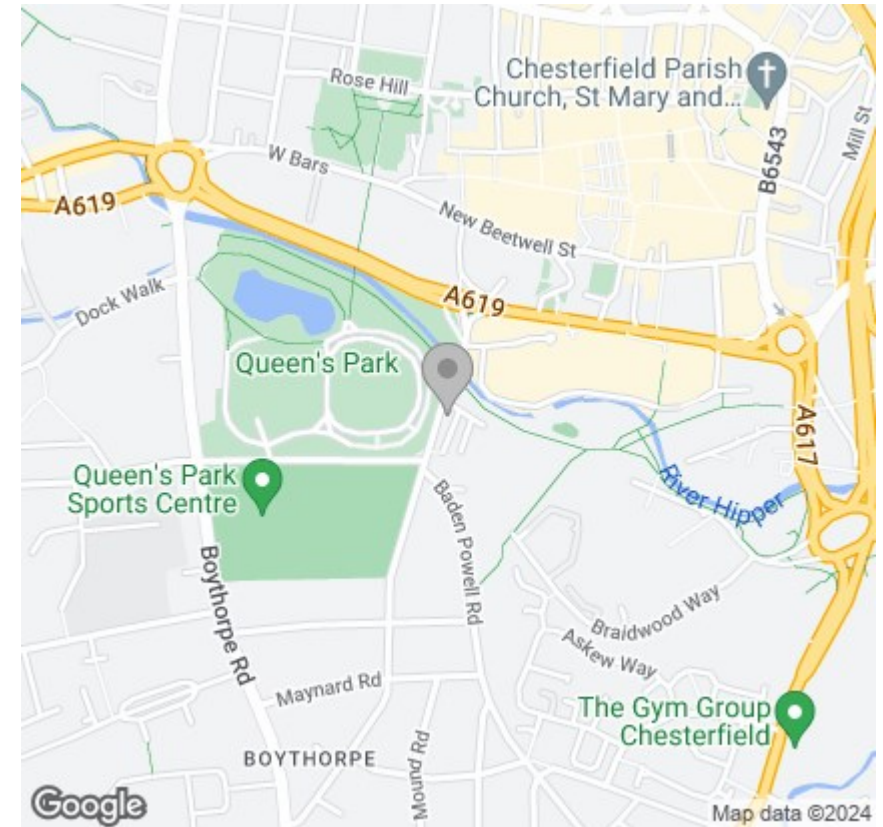
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



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, 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.

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