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estate agents

2A/2B Dowdeswell Street

Newbold, Chesterfield, S41 7ER

£160,000

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

Superb opportunity for first time buyers and investors alike!!

Spacious TWO DOUBLE BEDROOM FLAT which offers over 1000 sq ft of living space. + Spacious ONE BEDROOMGROUND FLOOR FLAT which is situated in this very convenient residential location being within close proximity of local shops, schools, bus routes, train station, Chesterfield College and the town centre. Also sits within the BROOKFIELD SCHOOL CATCHMENT!

Great Investment Potential with approximately a 10% annual yield based upon a monthly rentals of £650 + £595 and a purchase price of £160,000

Benefits from gas & electrical current certificates, having a Combi Boilers and uPVC double glazed windows.

Flat 2A- Internally comprises of front entrance hallway, front double bedroom/living room, rear dining kitchen with integrated appliances and utility area, shower room with 3 piece White suite.

FLAT 2B- Internally comprises of front entrance hallway, useful ground floor utility space with stairs to first floor reception room, double bedroom and fitted kitchen with integrated appliances, shower room with 3 piece White suite. Second floor attic bedroom with 2 wooden Velux windows.

Enclosed mature rear garden (shared with neighbour) with brick and fenced boundaries. Please see layout plan which confirms the boundaries of 2a/2b.

Additional Information

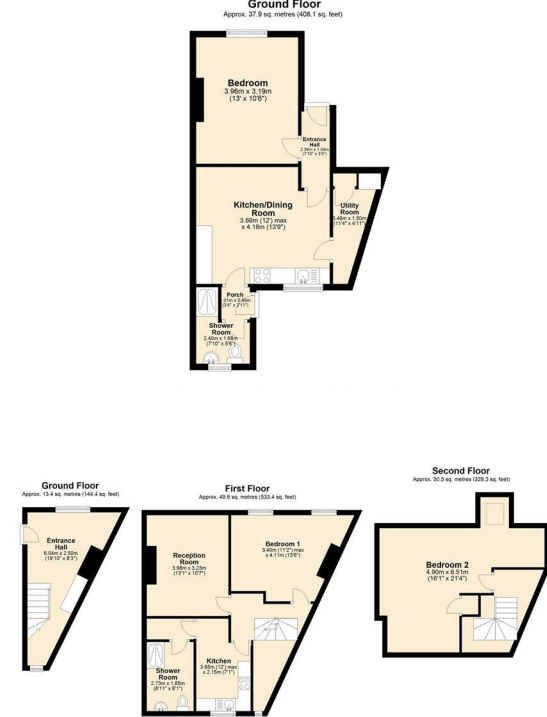
Gas and Electrical current certificates
Gas Central Heating-Ideal Combi Boiler
New carpets and floor coverings
uPVC Double Glazed Windows/facias/guttering
Gross Internal Floor Area-
2A- 37.9 Sq.m/408.1 Sq.Ft.
2B- 93.5 Sq.m/ 1006.1 Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area - Brookfield Community School

Flat 2A Accommodation

Communal Entrance Hall

7'10" x 3'5" (2.39m x 1.04m)

Front uPVC entrance door into a communal hallway. Door to adjoining flat. Door to the front bedroom/living space. Door to the rear dining kitchen. Consumer Unit.





Front Double Bedroom One

13'0" x 10'6" (3.96m x 3.20m)

A spacious double bedroom with front aspect window. Newly fitted carpet.

Dining Kitchen

13'9" x 12'0" (4.19m x 3.66m)

Comprising of a range of base and wall units with complimentary work surfaces over and inset stainless steel sink unit. Integrated electric oven, hob with chimney extractor fan above. Vinyl flooring.

Utility Room

11'4" x 4'11" (3.45m x 1.50m)

Space and plumbing for washing machine. Radiator. Ideal Combi boiler. Vinyl flooring. Access door to the cellar which provides good storage space.

Rear Porch

3'4" x 2'11" (1.02m x 0.89m)

Door into the Shower Room and uPVC door to the rear garden.

Shower Room

7'10" x 5'6" (2.39m x 1.68m)

Comprising of a White 3 piece suite which includes shower cubicle with mains shower, low level WC and pedestal wash hand basin. Vinyl flooring.



Flat 2B Accommodation

Entrance Hall

Front uPVC entrance door into a communal hallway. Door to adjoining ground floor flat.

Large Utility/Entrance Hall

19'10" x 8'3"

Offers surplus amounts of space for cloaks and utility facilities including washing machine. Vinyl flooring. Consumer Unit. Stairs to first floor.

First Floor Kitchen

12'0" x 7'1"

Comprising of a range of base and wall units with complementary work surface over and inset stainless steel sink unit having tiled splash backs. Integrated Oven & Hob with chimney extractor above. Ideal Combi Boiler.

First Floor Reception Room

13'1" x 10'7"

Spacious living room with front aspect window and new carpet.

Front Double Bedroom One

13'6" x 11'2"

Spacious double bedroom with front aspect window.

Shower Room

8'11" x 6'1"

Comprising of a White 3 piece suite which includes a shower cubicle with mains shower, pedestal wash hand basin and low level WC. Chrome heated towel rail.

Second Floor Attic Bedroom 2

21'4" x 16'1"

Spacious second double bedroom with some height restriction. Two wooden Velux double glazed windows. Useful storage cupboard.

Outside

Enclosed mature rear garden (shared with neighbour) with brick and fenced boundaries, lawns and stocked borders. Please see layout plan which confirms the boundaries of 2a/2b.



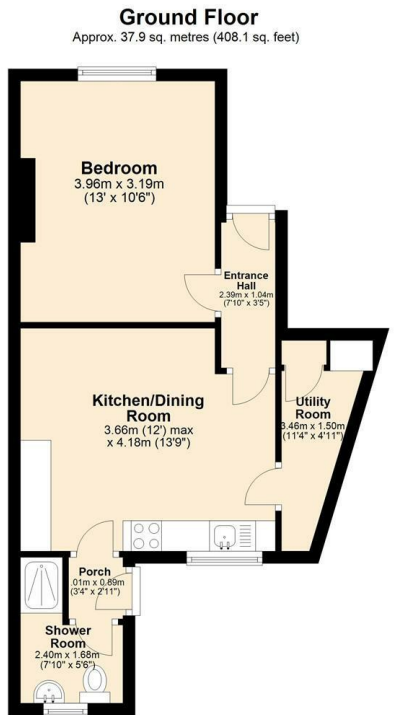


School catchment areas

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

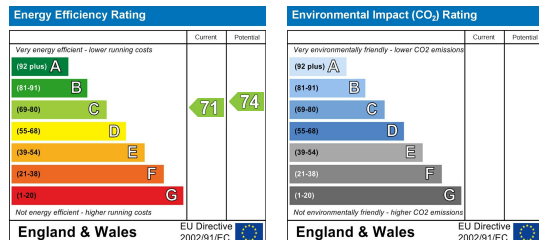


Total area: approx. 37.9 sq. metres (408.1 sq. feet)

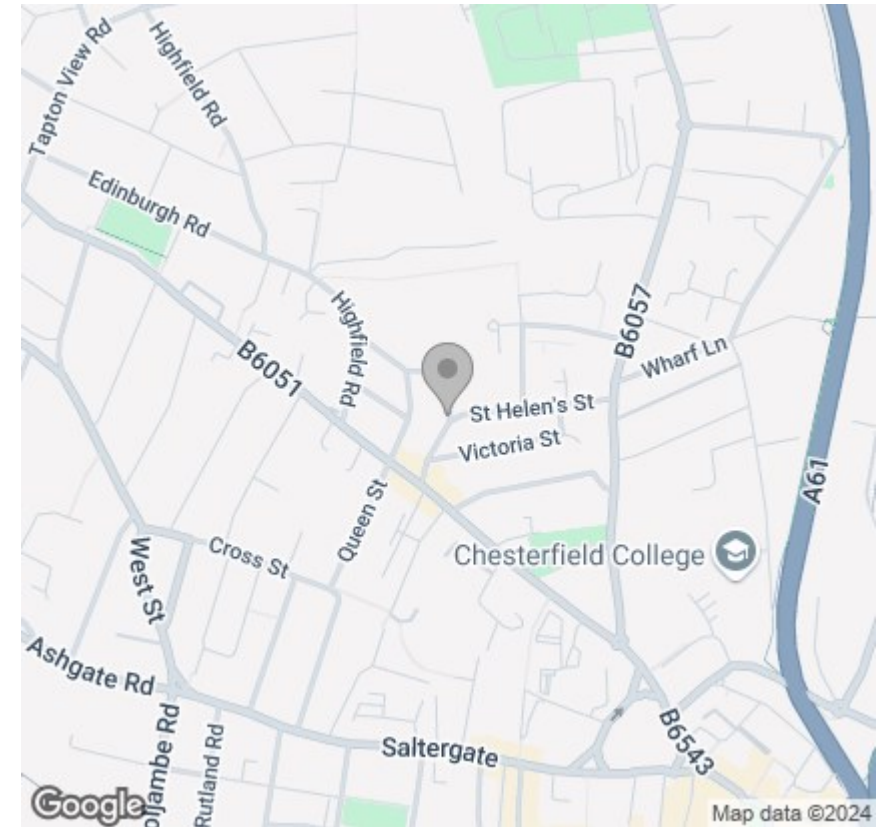
Viewing

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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