



w**ards**
estate agents

4 Minimum Terrace

Boythorpe, Chesterfield, S40 2QG

Guide price £120,000

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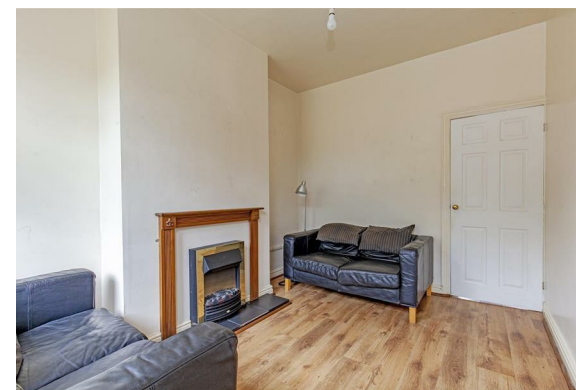
Guide price of £120,000 – £125,000

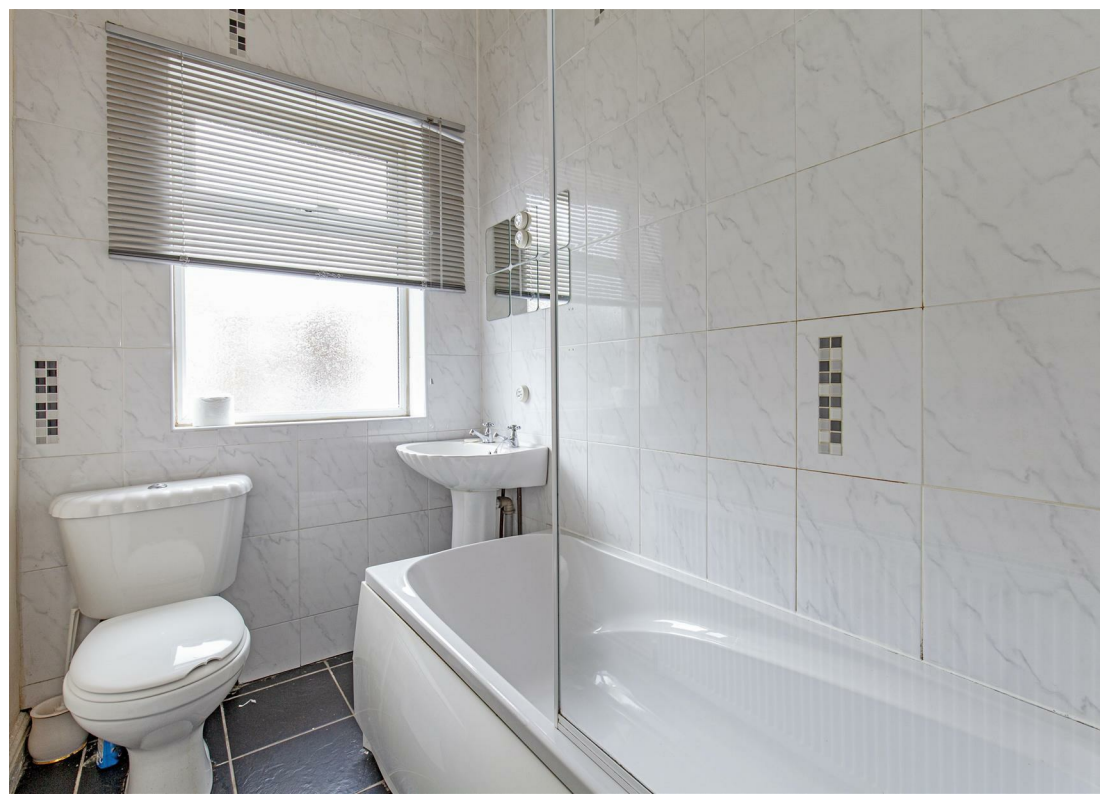
Offered to the open market with **NO CHAIN & IMMEDIATE POSSESSION!!**

Early viewing is highly recommended of this **TWO DOUBLE BEDROOM MID TERRACED HOUSE** which has a pleasant rear aspect and is ideal for first time buyers, small families or Investors alike!! Situated in this extremely popular residential location being within close proximity of the town centre, Queens Park Leisure Centre, Bus Station and schooling.

Currently benefiting from uPVC double glazing, gas central heating with a Combi Boiler and comprises of dining kitchen, family reception room, two first floor double bedrooms and partly tiled family bathroom with 3 piece suite.

Low maintenance front garden with side pathway that leads to a colour stone area and lower concrete patio area. Rear enclosed garden with lawn area. External 'entertainment cabin/workshop/home working' facility with power and lighting and offers various options for use. Detached single garage and brick external store.





Additional Information

Gas Central Heating- Combi Boiler (2020) serviced
uPVC Double Glazed Windows
Gross Internal Floor Area- 90.0 Sq.m/ 969.2 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area - Parkside Community School

Kitchen/Diner

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

Front uPVC entrance door. Comprises of a range of base and wall units with complimentary work surfaces, inset stainless steel sink and tiled splash backs. Integrated oven, gas hob and chimney extractor. Space for dishwasher and washing machine. Tiled floor, downlighting. Breakfast bar setting area. Baxi Combi Boiler. Door to the cellar.

Reception Room

12'3" x 9'5" (3.73m x 2.87m)

Rear aspect window and fireplace with electric fire. Laminate flooring and rear uPVC door to the garden area. Stairs rise to the first floor.

First Floor Landing

5'11" x 4'9" (1.80m x 1.45m)

Access to the attic space.

Rear Double Bedroom One

12'5" x 9'3" (3.78m x 2.82m)

Spacious double bedroom with rear aspect window. Laminate flooring. Useful store cupboard.

Front Double Bedroom Two

12'4" x 7'3" (3.76m x 2.21m)

Second double bedroom with front aspect window. Laminate flooring.



Partly Tiled Bathroom

7'5" x 4'9" (2.26m x 1.45m)

Comprising of a 3 piece suite which includes bath with electric shower/additional spray and shower screen. Pedestal wash hand basin and low level WC. Tiled floor and downlighting.

Outside

Low maintenance front garden with side pathway that leads to a colour stone area and lower concrete patio area. Rear enclosed garden with lawn area.

Store

5'7" x 2'5" (1.70m x 0.74m)

External brick store.

External Family Room

19'6" x 9'1" (5.94m x 2.77m)

Fabulous external entertainment facility which could also be used for home working space. Power and lighting.

Garage

17'10" x 9'0" (5.44m x 2.74m)

Concrete sectional garage.

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.

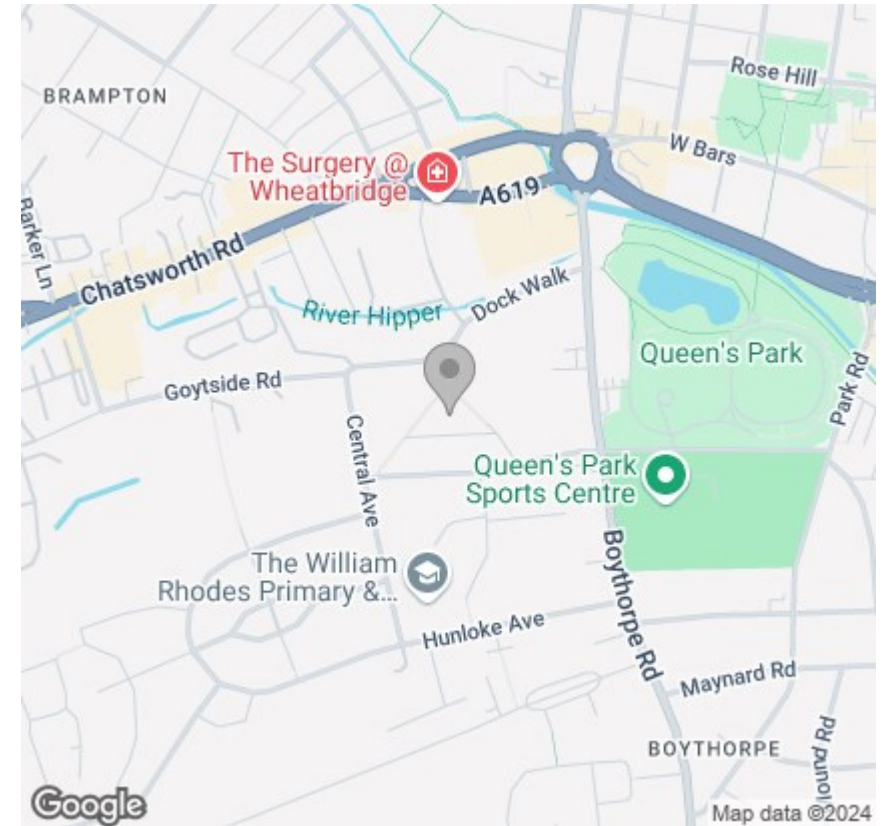
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



Floor Plan



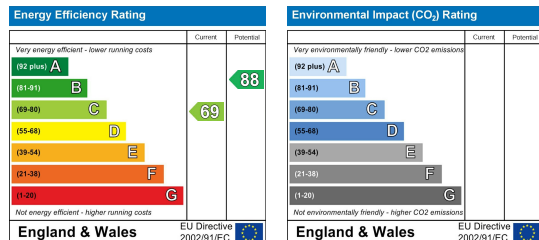
Area Map



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



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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