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estate agents

14 William Brown Square

, Chesterfield, S40 2FX

£155,000

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INVESTMENT PROPERTY- Offered to the open market with the current tenant in situ- currently in statutory periodic phase with a monthly rental of £675.00

Modern TWO DOUBLE BEDROOM MID TERRACE HOUSE -enjoying a superb Town Centre Location within Close Proximity to Leisure Complex/Cinema/Restaurants, Chesterfield Royal Hospital, Train Station & Main Commuter Road Links A61/A617/M1 Junction 29.

Internally the property currently benefits from gas central heating and uPVC double glazing. Comprising of entrance hall, cloakroom/WC, integrated kitchen, reception rom with stairs to the first floor and French doors to the rear patio and gardens. To the first floor main double bedroom, second bedroom and family bathroom with 3 piece suite.

Allocated car standing space.

Rear enclosed garden with fenced boundaries, patio and lawned gardens.





Additional Information

Gas Central Heating-Ideal Logic Combi Boiler-serviced
Current Gas and Electrical Certificates available
uPVC Double Glazed Windows
Security Alarm System
Gross Internal Floor Area- 56.8 Sq.m/611.8 Sq.Ft.
Council Tax Band -B
Secondary School Catchment Area - Parkside Community School

CURRENT TENANCY

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Entrance Hall

8'1" x 3'2" (2.46m x 0.97m)

Front entrance door into the hallway. Stairs to the first floor

Cloakroom/WC

5'5" x 2'9" (1.65m x 0.84m)

Comprising of a 2 piece suite which includes a low level WC and wash hand basin.

Fitted Kitchen

8'1" x 6'6" (2.46m x 1.98m)

Comprising of a range of base and wall units with work surfaces over and inset sink unit. Integrated oven, hob and extractor fan. Space for fridge/freezer and space for washing machine. Ideal Combi boiler (serviced)

Reception Room

15'0" x 13'1" (4.57m x 3.99m)

Family living room with stairs leading to the first floor. French doors lead onto the rear gardens.

First Floor Landing

6'5" x 6'4" (1.96m x 1.93m)

Access to the insulated loft space.

Front Double Bedroom One

13'1" x 8'1" (3.99m x 2.46m)

Rear Double Bedroom Two

13'1" x 8'3" (3.99m x 2.51m)

Family Bathroom

6'5" x 6'4" (1.96m x 1.93m)

Comprising of a 3 piece suite which comprises of bath with mixer mains shower and shower screen, low level WC and wash hand basin set in vanity unit.

Outside

Allocated car standing space.

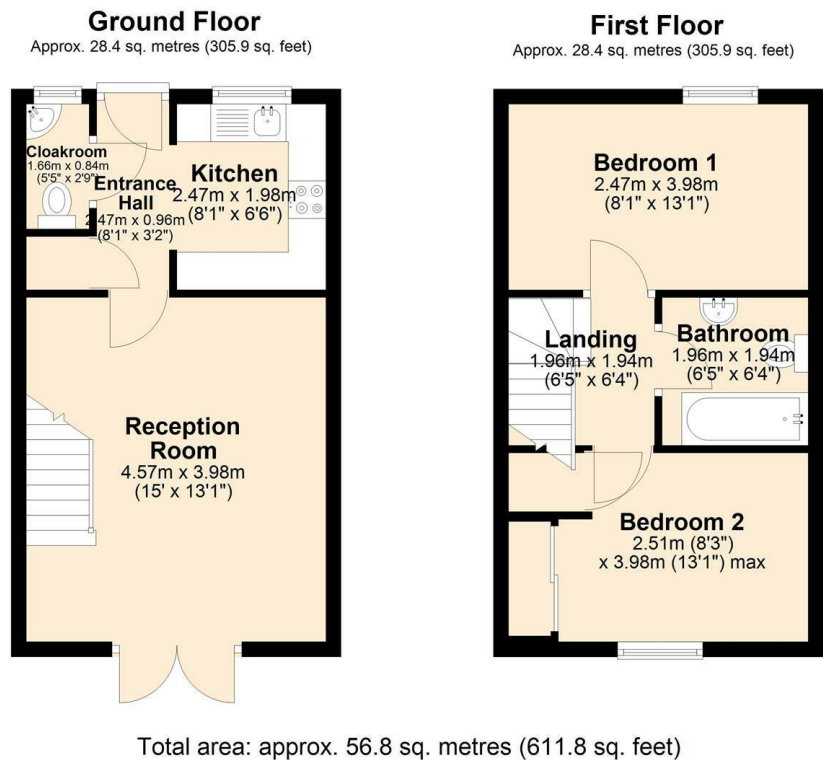
Rear enclosed garden with fenced boundaries, patio and lawned gardens.

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.

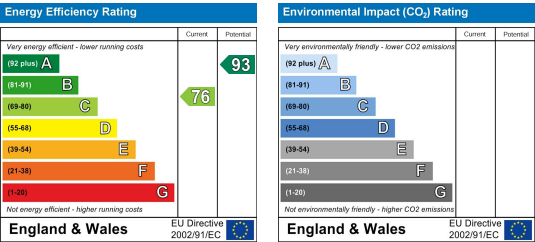
Floor Plan



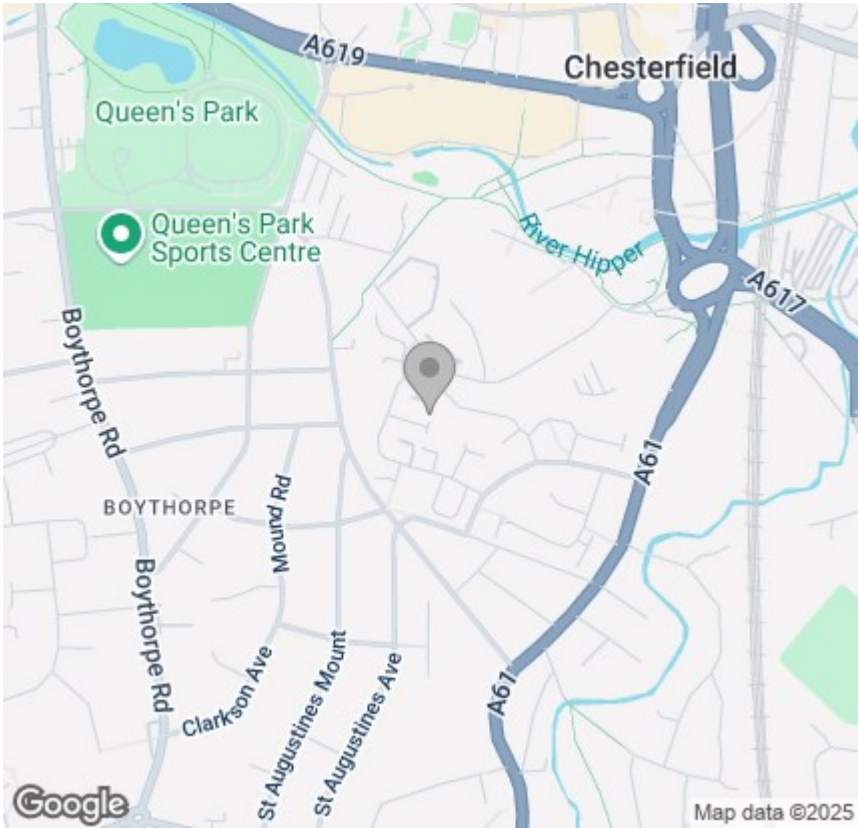
Viewing

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.

