



w**ards**
estate agents

16 Chapman Lane

Grassmoor, Chesterfield, S42 5EN

By auction £80,000

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OFFERED FOR AUCTION! PLEASE NOTE
BIDDING COMMENCES ON TUESDAY
27TH JANUARY AND CLOSSES ON
WEDNESDAY 28TH JANUARY.

<https://www.pugh-auctions.com/property/37629>

OF INTEREST TO INVESTORS &
ATTRACTIVELY PRICED TO ENSURE
SALE - A two double bedroom end of
terrace house with two reception rooms,
wet room and attic room, occupying a
good size plot in this popular area. The
property lies within reach of Grassmoor
Golf Club, Country Park and commuter
links via the M1/A61 and benefits from
uPVC windows, Gas heating (boiler
condemned) and a paved rear garden
area. Improvement work is needed and
potential is offered for own occupation,
resale or letting.

General

1. All the information provided on our
website is for indicative purposes only
and interested parties should refer to the
contents of the legal pack and rely upon
their own due diligence as a prudent
bidder.

2. PLEASE NOTE BIDDING COMMENCES
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JANUARY.

3. Energy Performance Certificate = E.

Costs

Details of the Buyer's Premium and any
additional fees payable are contained
within the legal documents.





Additional Information

Gas Central Heating-Ideal Boiler(currently is condemned)

uPVC Double Glazed Windows, all escape windows

Recently underpinned due to drainage problems, repaired and resolved (Certificate of completed works unavailable)

Gross Internal Floor Area- 105.5 Sq.m/ 1136.1 Sq.Ft.

Council Tax Band -A

Secondary School Catchment Area -Tupton Hall School

Right of Way Access

Right of way access is granted down the side of number 16 pathway leading through gated footpath to number 18 and 20.

Reception Room

11'11" x 10'9" (3.63m x 3.28m)

Composite front entrance door. Stairs lead to the first floor.

Dining Room

13'10" x 11'10" (4.22m x 3.61m)

Fireplace with gas fire. Understairs store.

Kitchen

13'10" x 7'11" (4.22m x 2.41m)

Fitted with a range of base and wall units with worksurfaces and inset stainless steel sink. Integrated Oven, gas hob, dishwasher, washing machine and fridge. Composite door to the rear gardens

First Floor Landing

11'11" x 2'8" (3.63m x 0.81m)

Front Double Bedroom One

11'11" x 10'10" (3.63m x 3.30m)

Front aspect window. Access staircase to the second floor.

Rear Double Bedroom Two

12'1" x 10'10" (3.68m x 3.30m)

Side elevations windows. Wardrobe recess area.



Fully Tiled Shower Room

13'4" x 7'10" (4.06m x 2.39m)

Comprising of a wet area with electric shower, bath, wash hand basin and high raised WC. Cupboard with cylinder water tank.

Second Floor Loft Room

13'1" x 11'6" (3.99m x 3.51m)

Spacious versatile loft area with plenty of eaves storage. Velux window.



Outside

Front side pathway leads to the rear gardens.

Enclosed rear gardens with wall and fenced boundaries. Paved low maintenance area and further additional garden space with concrete block walling. Outside brick store.

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Outside Store

8'9" x 4'8" (2.67m x 1.42m)



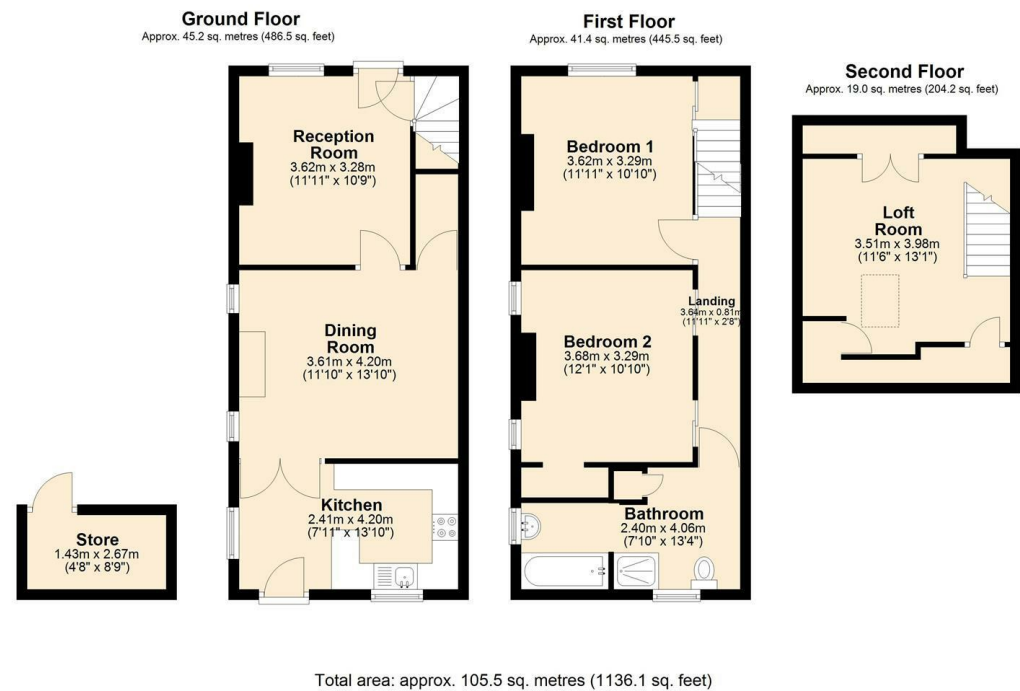
School catchment areas

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



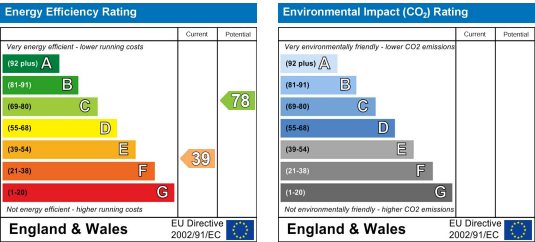
Area Map



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.

