



**w****ards**  
estate agents

**197 Derby Road**  
, Chesterfield, S40 2ET

**Offers in the region of £129,950**



# 197 Derby Road

Chesterfield, S40 2ET

OFFERED TO THE OPEN MARKET WITH NO CHAIN  
& IMMEDIATE POSSESSION!

Well maintained and presented TWO BEDROOM MID TERRACED HOUSE situated in this highly sought after location which is convenient for all local amenities, schools, Train Station & Bus Routes Superb commuter road links to Chesterfield town centre, Clay Cross, Alfreton and further afield.

Ideally suited to first time buyers, downsizers, small families and investors alike!

Potential Yield of 6%pa based on a purchase price of £140,000 and a monthly rent of £750.

Internally the property benefits from gas central heating with a combi boiler (serviced) uPVC double glazing and comprises of front family reception room, superb Sage Green integrated dining kitchen and to the first floor main double bedroom, versatile second bedroom which could be used for office or home working space and half tiled re-fitted shower room.

To the rear there is an enclosed sun paved patio with substantially fenced boundaries and gate which leads to the additional garden area. External electrical socket, water tap and outside lantern.

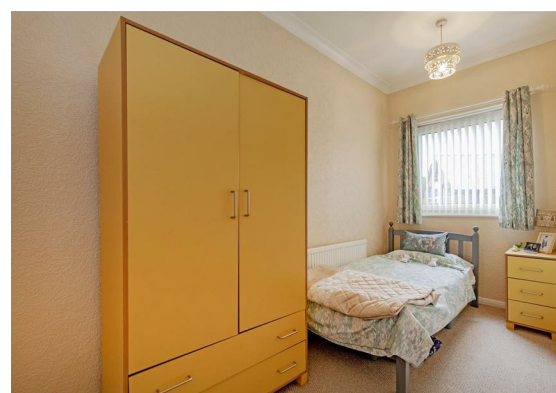
Superb low maintenance garden area with fenced and walled boundaries. Includes an artificial lawn area, side plum slate border and further upper stone paved terrace. Summer house with power and lighting provides an excellent option for both outside family and social enjoyment but also for possible home working space. Right of way over neighbouring property.

## Additional Information

Gas Central Heating-Main Combi boiler- serviced 2024  
New radiators to ground floor  
uPVC double glazed windows  
Renewal to roof 2014  
Gross Internal Floor Area - 56.9 Sq.m/ 612.6 Sq.Ft.  
Council Tax Band - A  
Secondary School Catchment Area-Parkside Community School







## Reception Room

12'0" x 10'10" (3.66m x 3.30m)

Front uPVC glazed entrance door into the family reception room. Front aspect window and feature stone fireplace with slate hearth and electric fire. Glazed internal door to the inner hallway

## Inner Hallway

Access to useful under stairs storage cupboard. Electric consumer unit.

## Superb Dining Kitchen

12'11" x 10'10" (3.94m x 3.30m)

Refitted in 2022 and comprising of a full range of base and wall units in Sage Green with complementary work surfaces, inset stainless steel sink unit with tiled splash backs. Integrated gas oven, gas hob and extractor fan above. Space for fridge freezer and washing machine. Wall mounted Main Combi Boiler (serviced 2024). Rear glazed uPVC door to the rear. Door to first floor accommodation.

## First Floor Landing

7'5" x 4'7" (2.26m x 1.40m)

## Front Double Bedroom One

12'0" x 10'10" (3.66m x 3.30m)

A generous main double bedroom with front aspect window.

## Rear Double Bedroom Two

12'10" x 5'11" (3.91m x 1.80m)

A versatile second bedroom which could also be used for a dressing room, office/study or home working space. Walk in cupboard where there is access via a retractable ladder to the insulated loft space.

## Fabulous Shower Room

8'4" x 4'7" (2.54m x 1.40m)

Being part tiled and re-fitted with a 3 piece suite which includes a shower cubicle with mains rain shower, pedestal wash hand basin and low level WC. Chrome heated towel rail.

## Outside

To the rear there is an enclosed sun paved patio with substantially fenced boundaries and gate which leads to the additional garden area. External electrical socket, water tap and outside lantern.

Superb low maintenance garden area with fenced and walled boundaries. Includes an artificial lawn area, side plum slate border and further upper stone paved terrace. Summer house with power and lighting provides an excellent option for both outside family and social enjoyment but also for possible home working space. Right of way over neighbouring property.





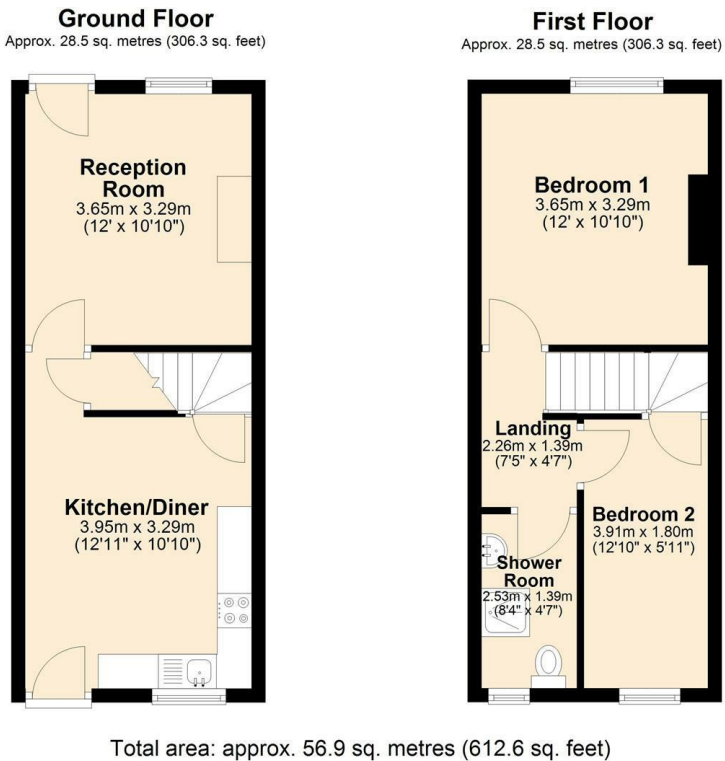
### School catchment areas

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.



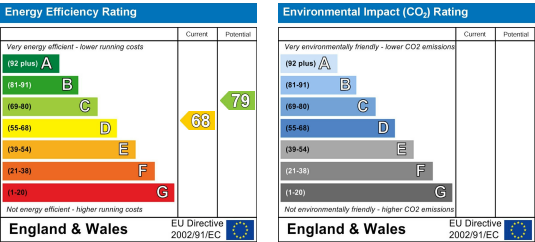
Floor Plan



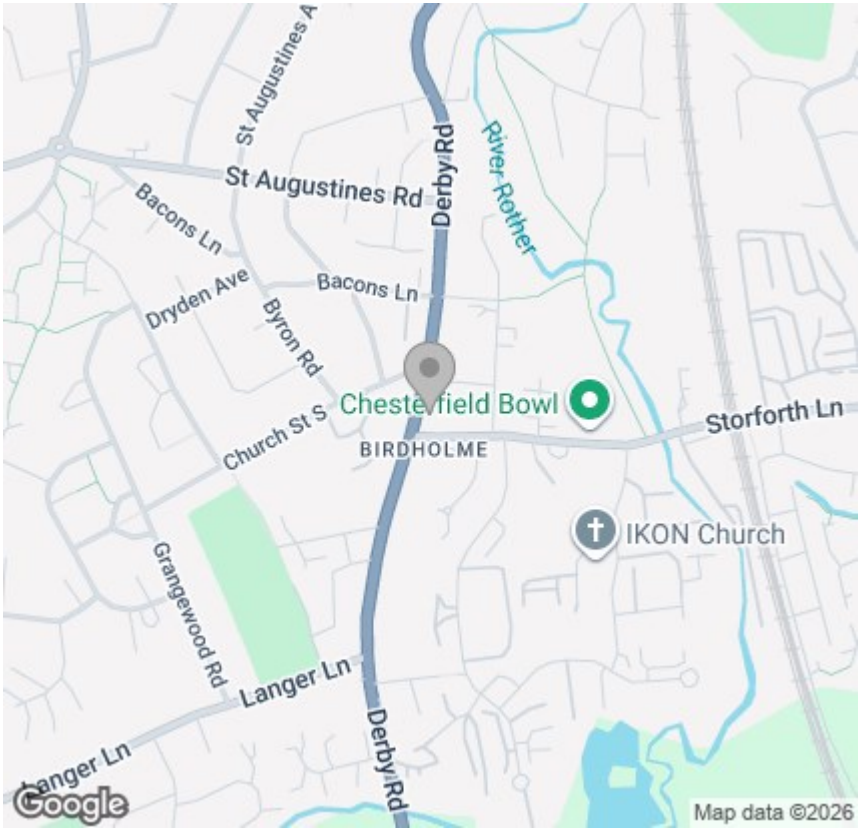
Viewing

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.

