



w**ards**
estate agents

101 Derby Road

Chesterfield, S40 2ER

£100,000

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OFFERED WITH NO CHAIN & IMMEDIATE POSSESSION!

Ideally suited to first time buyers, small families or Investors alike!

Potential Yield of approx 7% based upon a purchase price of £100,000 and a current monthly expected rent in the region of £650!

Well maintained and refurbished TWO BEDROOM END TERRACE HOUSE WITH REAR TWO STOREY EXTENSION, 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.

Internally the accommodation benefits from uPVC double glazing/facias/guttering/dry end ridges and gas central heating with a Combi boiler. Current Gas Safety Certificate available. On the ground floor comprises of front family reception room which is open plan to the dining room having good store cupboard and access to the cellar, fitted kitchen. First floor main double bedroom, rear versatile bedroom which could be used for office or home working and mostly tiled family bathroom with 3 piece suite.

Rear low maintenance enclosed garden with brick/fence boundaries, BBQ area, outside tap and lighting.





Additional Information

Gas Central Heating-Ideal Classic Combi boiler
 Gas Safety Certificate 21/01/2025
 uPVC double glazed windows
 uPVC fascias/guttering/dry end ridges
 Gross Internal Floor Area - 74.7Sq.m/ 804.3Sq.Ft.
 Council Tax Band - A
 Secondary School Catchment Area-Parkside
 Community School

Reception Room

14'0" x 10'7" (4.27m x 3.23m)

Spacious front family reception room with front aspect window and front uPVC entrance door. Inset vented chimney. Laminate flooring. Open aspect to the dining room.

Dining Room

10'8" x 10'7" (3.25m x 3.23m)

A second spacious reception/dining room again with inset vented chimney wall. Laminate flooring and useful under stairs store cupboard with lighting and where the consumer unit is located and leads to the cellar.

Cellar

11'0" x 6'8" (3.35m x 2.03m)

Additional storage space.

Extended Kitchen

9'0" x 6'3" (2.74m x 1.91m)

Comprising of a range of base and wall units with complimentary work surfaces over and inset stainless steel sink unit with tiled splash backs. Space for cooker and washing machine. Tiled floor. Side access uPVC door.

First Floor Landing

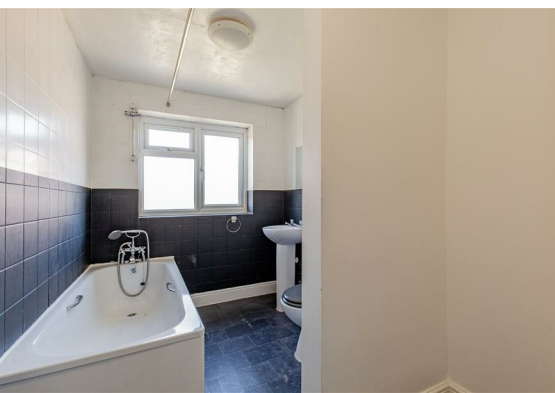
10'9" x 2'9" (3.28m x 0.84m)

Access to the bedrooms and bathroom. Storage cupboard where the Ideal Classic Combi boiler is located.

Front Double Bedroom

14'0" x 10'8" (4.27m x 3.25m)

Generous main double bedroom with front aspect window.





Rear Bedroom Two

10'9" x 7'9" (3.28m x 2.36m)

A spacious versatile bedroom which could also be used for office or for home working. Access to the insulated loft space.

Family Bathroom

9'0" x 6'3" (2.74m x 1.91m)

Being mostly tiled and comprising of a White 3 piece suite which includes bath with shower attachment, pedestal wash hand basin and low level WC. Extractor fan.

Outside

Rear enclosed low maintenance garden with fenced/brick wall boundaries. BBQ area- perfect for outside social/family entertaining. External water tap and lighting. Right of way is granted to the neighbour.

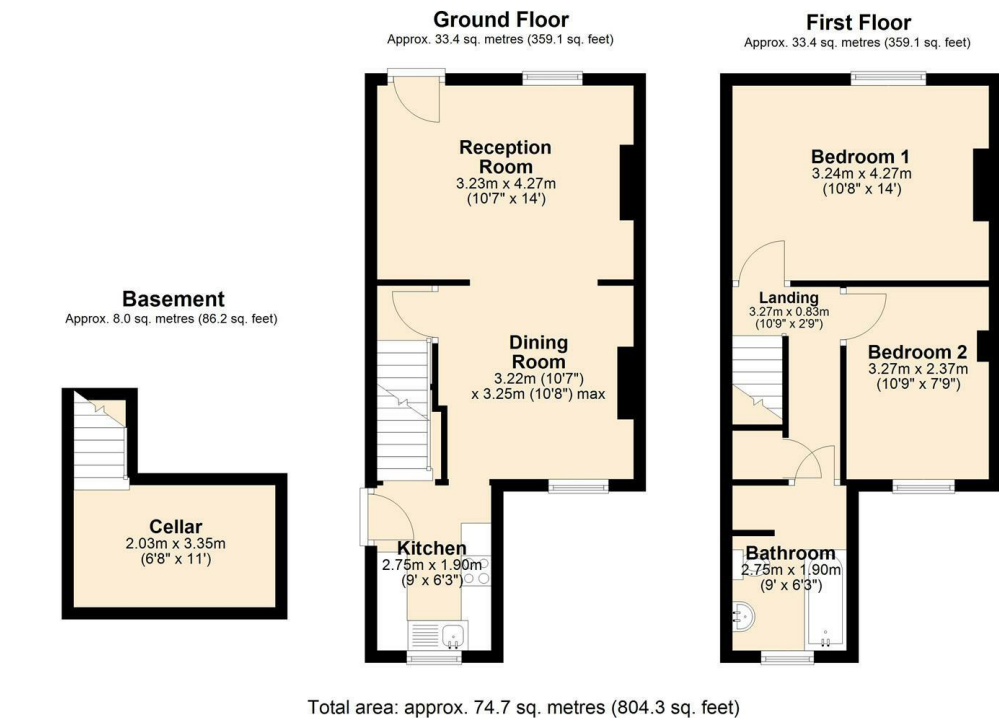


School catchment areas

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

