



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

**101 Derby Road**

Chesterfield, S40 2ER

**£100,000**

## 101 Derby Road

Chesterfield, S40 2ER

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.

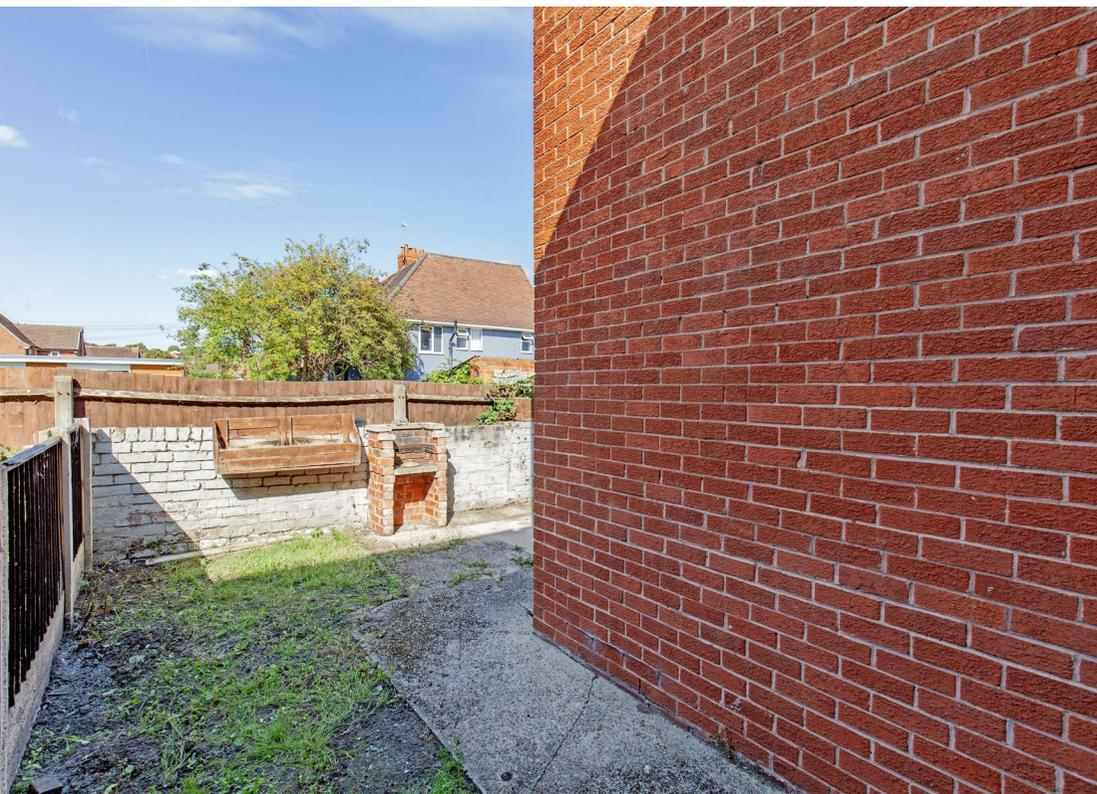
### **Family Bathroom**

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.

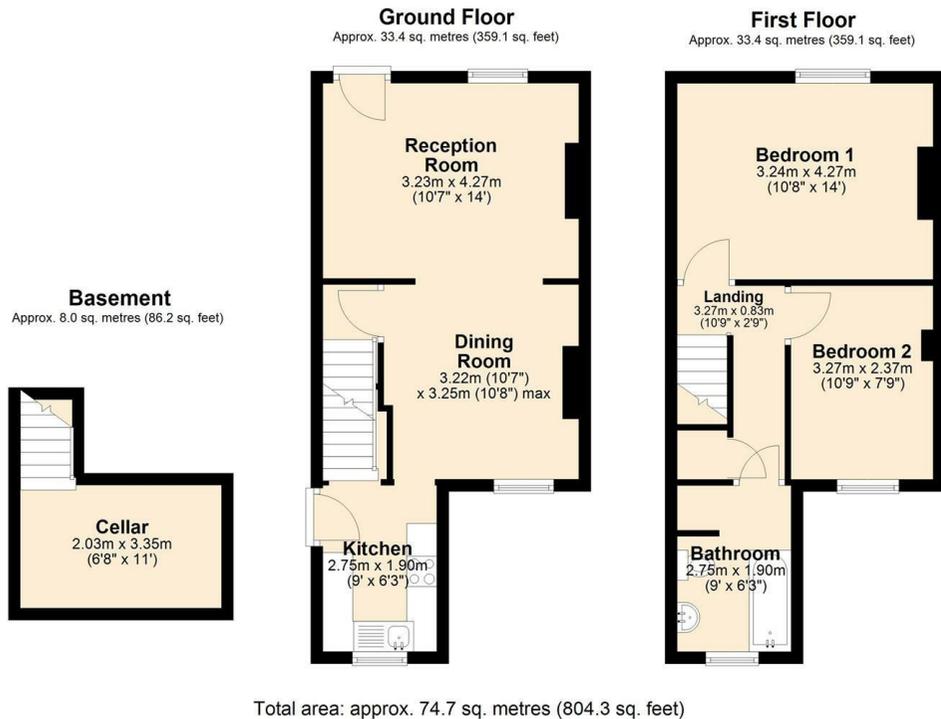


### **School catchment areas**

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.

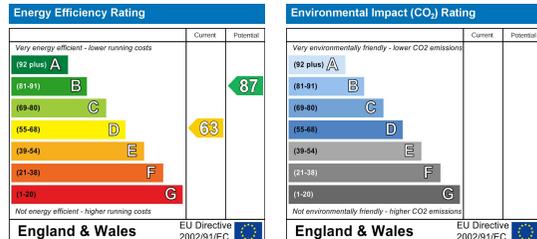
## Floor Plan



## 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.

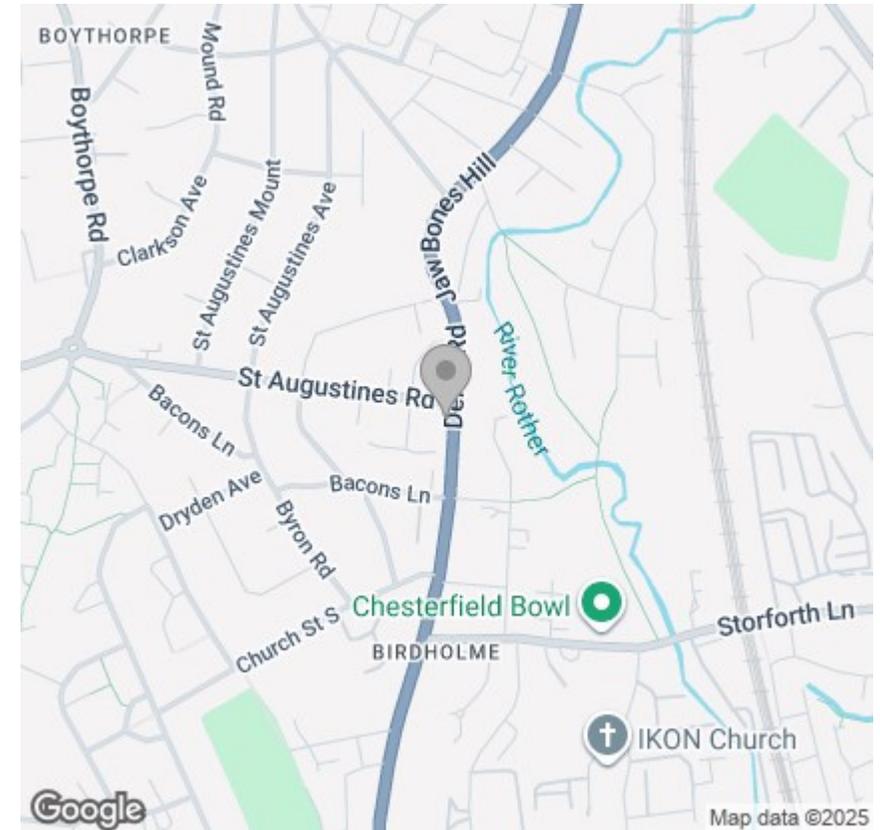
## Energy Efficiency Graph



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## 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.

