



w**ards**
estate agents

10 Redvers Buller Road
, Chesterfield, S40 2EH

£110,000

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Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!

Deceptively spacious TWO DOUBLE BEDROOM MID TERRACED HOUSE which is extremely perfectly located in the Town Centre for access to the Royal Hospital, Train Station & Major Commuter Links A61/A617/M1 Motorway Junction 29.

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

POTENTIAL YIELD OF 8% per annum- Based upon a purchase price of £110,000 and a Monthly Rent Payable of £750.

Internally the accommodation benefits from uPVC double glazing and gas central heating with a Combi Boiler and comprises of front reception room, integrated dining kitchen and ground floor bathroom with 3 piece suite. To the first floor two generous double bedrooms

Outside offers an enclosed rear garden with fenced boundaries and block paved patio area.





Additional Information

Current Gas & Electrical Certificates available
 Gas Central Heating-Glow-Worm Combi boiler serviced
 uPVC Double Glazed windows
 uPVC fascias/soffits
 Gross Internal Floor Area- 65.2 Sq.m/ 701.8 Sq.Ft.
 Council Tax Band - A
 Secondary School Catchment Area - Parkside Community School

Reception Room

12'0" x 11'2" (3.66m x 3.40m)
 Front uPVC entrance door leads into the family reception room. Corner cupboard with gas meter. Internal glazed door into the Inner Hallway

Dining Kitchen

15'4" x 12'0" (4.67m x 3.66m)
 Comprising of a range of Cream Gloss base and wall units with complimentary work surfaces and inset stainless steel sink unit with tiled splash backs. Integrated oven, gas hob and splash backs, chimney extractor above. Space for washing machine and dishwasher. Under stairs store. Door to rear porch.

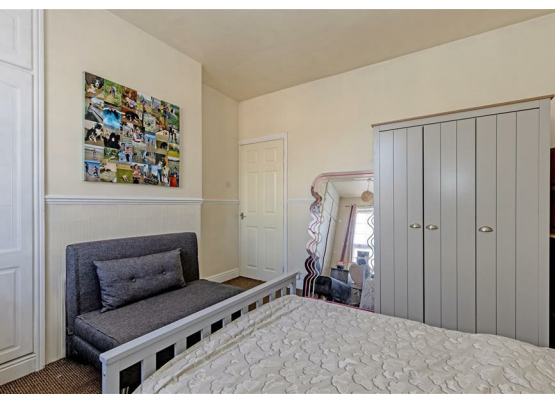
Rear Porch

6'6" x 2'10" (1.98m x 0.86m)
 uPVC door leads into the rear garden.

Ground Floor Family Bathroom

6'5" x 5'4" (1.96m x 1.63m)
 Being fully tiled and comprising of a 3 piece suite which includes bath with electric shower, wash hand basin with vanity cupboard and low level WC>

First Floor





Rear Double Bedroom One

15'3" x 12'0" (4.65m x 3.66m)

Spacious main double bedroom with rear access window. Access to the attic and cupboard where the Glow Worm Combi boiler is located.

Front Double Bedroom Two

12'0" x 11'2" (3.66m x 3.40m)

Second good sized double bedroom with front aspect window. Built in cupboards.

Outside

Rear enclosed garden with block paved patio and further low maintenance gardens with fenced boundaries. Outside store. Wrought iron gate leading to the gennel with access to the front. External water tap. Neighbour has right of way over the rear garden.



School catchment areas

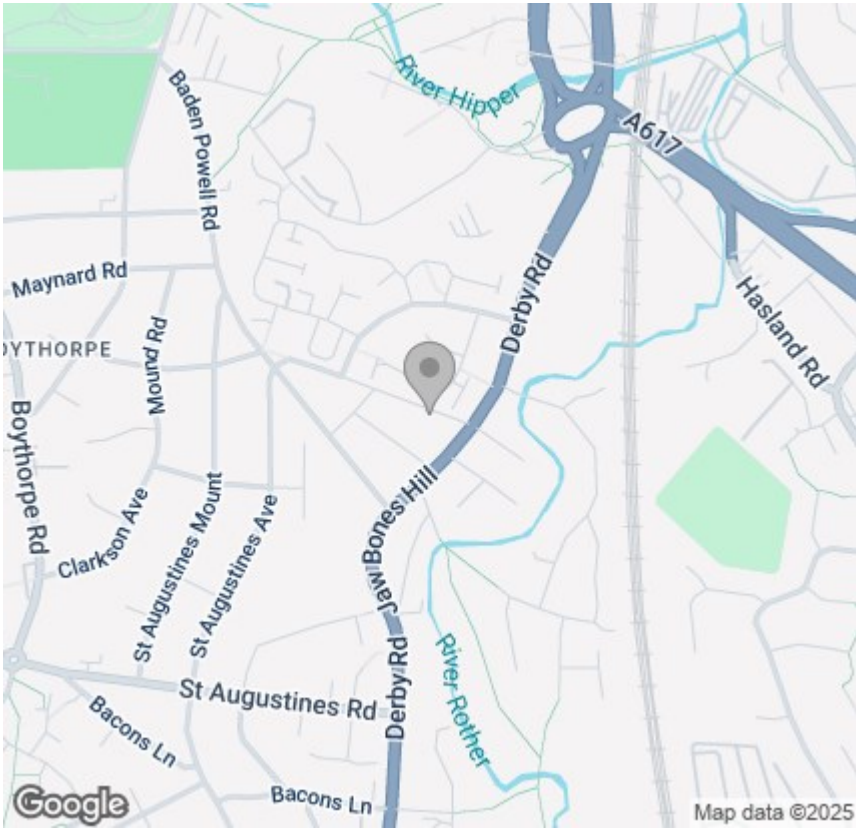
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

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



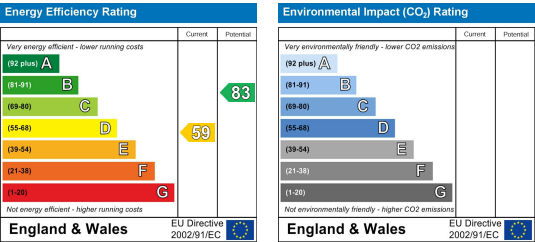
Area Map



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.