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estate agents

2 Clubmill Terrace

Brockwell, Chesterfield, S40 4EB

Offers over £185,000

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Offered With NO CHAIN & IMMEDIATE POSSESSION!

Early viewing is highly recommended of this TWO STOREY EXTENDED THREE BEDROOM MID TERRACED HOUSE- Ideally suited for first-time buyers, small families, and investors alike !

Situated in this highly sought after suburb of Brockwell which enjoying close access to both Holme Brook Valley Park/Linacre Reservoir, local schools including catchment for Brockwell Infants & Junior School, bus routes, local shops & local amenities. Easy access to the Town Centre, Chesterfield Lawn Tennis Club, Train Station & excellent commuter network roads including A61/617 & M1 Motorway Junction 29.

Beautifully presented and decorated throughout the accommodation benefits from gas central heating with a Combi boiler and uPVC double glazing. Internally comprises of side entrance hall, utility area, splendid kitchen/diner, family reception room with feature fireplace. To the first floor second double bedroom, third versatile bedroom, superb family bathroom with 3 piece suite. Second floor comprising of main double bedroom with fitted wardrobe and Velux window.

Block paved driveway to the front of the property, with car standing space.

To the rear of the property, fenced boundaries and mature lawned area. Ideal patio area, with steps. Outside tap and shed. Access is shared with no.3





Additional Information

Gas Central Heating- Combi Boiler - new in 2020
uPVC Double Glazed windows
Gross Internal Floor Area- 86.4Sq.m/ 930.4Sq.Ft.
Council Tax Band -A
Secondary School Catchment Area -Outwood Academy Newbold

Entrance Hall

5'6" x 3'7" (1.68m x 1.09m)

With access to the utility room, and open plan kitchen / diner.

Utility Room

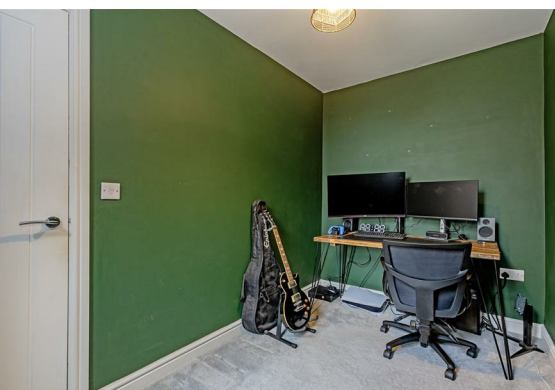
6'4" x 5'6" (1.93m x 1.68m)

Useful space, with washing machine and freestanding fridge/freezer. The combi boiler is located here.

Splendid Kitchen/Dining Room

12'5" x 9'10" (3.78m x 3.00m)

Comprising of a range of White base and wall units with complimentary worktops having upstands and with an inset stainless steel sink. Integrated oven, induction hob, with splashback and chimney extractor fan. Downlighting and feature wall radiator



Reception Room

12'6" x 12'5" (3.81m x 3.78m)

Pleasant rear reception room, open plan to the kitchen / diner. Feature rustic brick fireplace with inset Electric fire, set upon hearth. uPVC French doors leading out onto the rear gardens.

First Floor Landing

10'8" x 5'9" (3.25m x 1.75m)

With access to bedroom two, three and the family bathroom.

Front Double Bedroom Two

12'5" x 11'10" (3.78m x 3.61m)

Spacious double bedroom with uPVC double glazed front aspect window.

Versatile Bedroom Three

10'10" x 6'4" (3.30m x 1.93m)

Versatile bedroom, useful for home office / working space with views of the rear gardens.





Superb Family Bathroom

Being partly tiled, and comprising of a three piece suite, with vanity sink. overhead shower over the bath, with shower screen, low level WC.

Second Floor Double Bedroom One

17'2" x 8'4" (5.23m x 2.54m)

Superb second floor double bedroom with fitted wardrobes, and Velux window, views over the rear gardens, handy store cupboard.

Outside

Block paved driveway to the front of the property, with car standing space.

To the rear of the property, substantially fenced boundaries and mature lawned area. Paved patio area ideal for family/social entertainment with steps to lower garden. Outside tap and shed. Access is shared with no.3

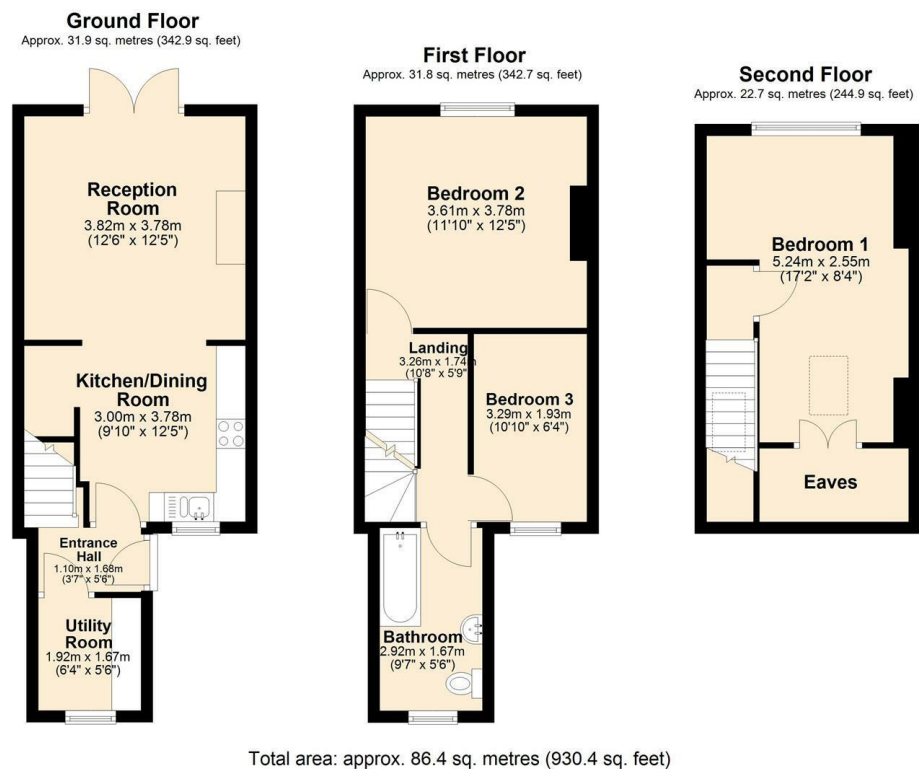
School catchment areas

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



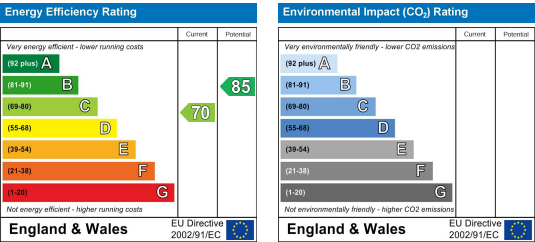
Area Map



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.

