



w**ards**
estate agents

33 Chapel Road

Grassmoor, Chesterfield, S42 5EL

£134,950

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Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!!

Ideal for first time buyers, small families and investors alike!!

Potential Yield of 6% per annum which is based upon a Monthly Rental of £650 and a purchase price of £134,950

Located in this popular residential suburb of Grassmoor on the South East side of Chesterfield, within easy access to local amenities, schools, public bus routes and major commuter road links including M1 Motorway J29.

Internally the accommodation benefits from having a new roof in 2021, gas central heating with a Combi boiler and uPVC double glazing. Comprises of front reception room, dining room, rear White Gloss Integrated Kitchen, two double bedrooms and family bathroom with White 3 piece suite.

Front forecourt garden. Side access path to the rear garden which is enclosed with brick walling and fenced boundaries. Patio and lawn area. Brick built Workshop.

Additional Information

Gas Central Heating-Alpha Combi Boiler
uPVC double glazed windows

Nee Roof in 2021

Gross Internal Floor Area - 87.0 Sq.m/ 936.6 Sq.Ft.

Council Tax Band - A

Secondary School Catchment Area-Tupton Hall School

Reception Room

13'0" x 11'2" (3.96m x 3.40m)

Front uPVC entrance door. Well presented family living room with front aspect window. Feature wooden fireplace with tiled hearth and gas-fire. Corner storage cupboard. Coving to ceiling.

Dining Room

13'0" x 12'2" (3.96m x 3.71m)

A second spacious reception room with uPVC rear door to the garden

Fitted Kitchen

7'11" x 6'11" (2.41m x 2.11m)

Comprising of a range of base and wall units in White High Gloss and complimentary work surfaces having inset stainless steel sink unit with mixer tap. Integrated electric oven and hob. Space and plumbing for washing machine. uPVC rear door.

First Floor Landing

15'2" x 2'8" (4.62m x 0.81m)





Double Bedroom One

16'5" x 11'2" (5.00m x 3.40m)
Having a front aspect window. Comprising of a range of built in wardrobes.

Double Bedroom Two

12'1" x 9'11" (3.68m x 3.02m)
A second double bedroom with rear aspect window.

Family Bathroom

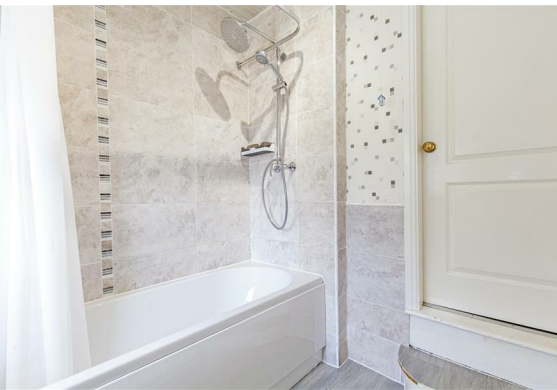
7'11" x 6'9" (2.41m x 2.06m)
Comprising of 3 piece White suite which includes a panelled bath with mains shower above, wash hand basin and low level WC set in in High Gloss unit. Rear aspect window.

Workshop

11'0" x 7'1" (3.35m x 2.16m)
Lighting and power.

Outside

Front forecourt garden. Side access path to the rear garden which is enclosed with brick walling and fenced boundaries. Patio and lawn area. Brick built Workshop.



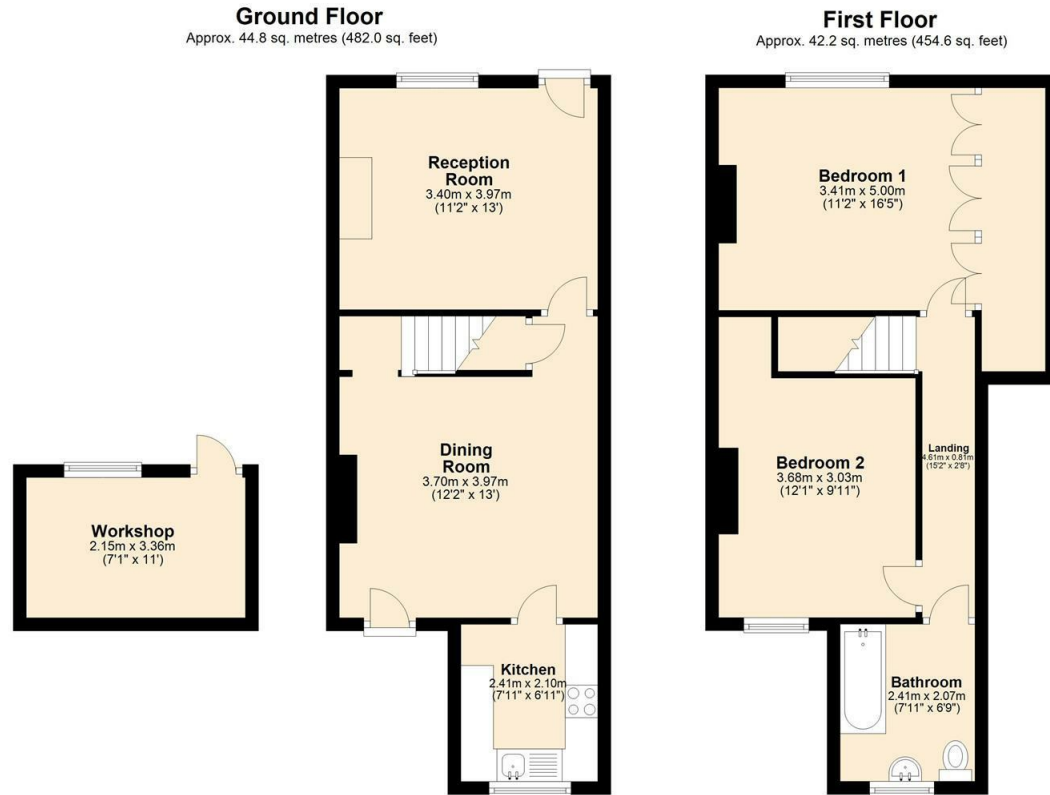
School catchment areas

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

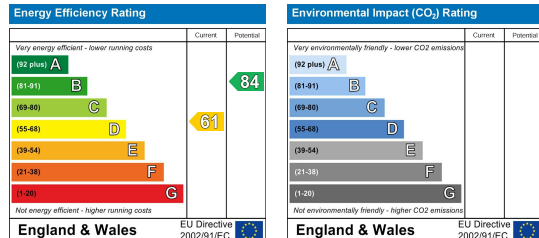


Total area: approx. 87.0 sq. metres (936.6 sq. feet)

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.

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