

Clowne Road,Stanfree CHESTERFIELD S44 6AR

william h brown

welcome to

Clowne Road, Stanfree CHESTERFIELD

For sale by modern auction, this end-terraced home in the sought-after village of Stanfree, offers accommodation over three floors. Featuring a lounge, dining room, fitted kitchen, modern shower room, two double bedrooms, loft room and a generous enclosed rear garden.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Of Property

The property is set back from the road behind a low-maintenance frontage.The brick and stone facade offers character and kerb appeal, while a paved frontage allows easy access to the entrance door.

Lounge

A comfortable and inviting reception room positioned to the front of the property. Natural light flows through the front-facing window, creating a bright atmosphere. The room provides ample space for seating and entertainment furniture, making it an ideal place to relax and unwind.

Dining Room

A spacious second reception room forming the heart of the home. Offering excellent versatility, there is plenty of room for a family dining table and additional furnishings. The layout provides a natural connection to the kitchen, making it perfect for entertaining guests and family gatherings.

Kitchen

Fitted with a range of wall and base units complemented by work surface space. The kitchen provides room for appliances and benefits from good natural light. Practical and functional, it offers direct access towards the rear of the property and shower room.

Shower Room

A modern and stylish shower room fitted with a shower enclosure, wash hand basin and low flush WC. Contemporary finishes create a sleek and practical space for everyday use.

Stairs

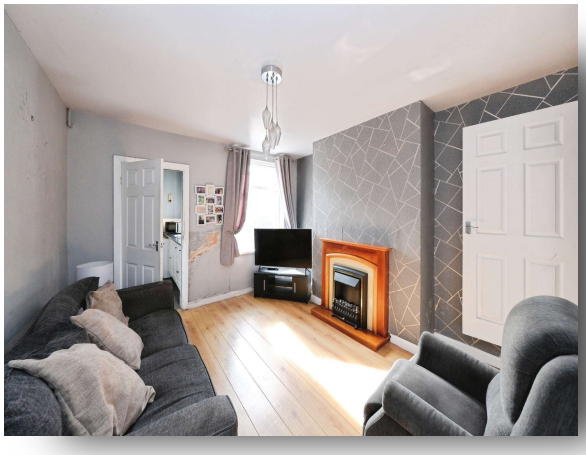
A staircase rises from the dining room to the first-floor accommodation, providing access to both bedrooms and the landing area.

Bedroom One

A generously proportioned double bedroom situated to the rear of the property. Offering ample space for bedroom furniture, this bright room provides a comfortable and peaceful retreat.









Bedroom Two
A further spacious double bedroom positioned to the front elevation. Benefiting from excellent natural light, the room is ideal as a principal bedroom, guest room or spacious child's bedroom.

Stairs
The first-floor landing provides access to both bedrooms and features a further staircase rising to the loft room, maximising the accommodation across all three levels.

Loft Room
Occupying the second floor, this loft room provides excellent additional living space. The room could be utilised as a hobby room, home office, occasional guest space or study area, subject to individual requirements.

Rear Garden
The property benefits from a particularly generous rear garden, predominantly laid to lawn and enclosed by boundary fencing. Offering excellent outdoor space, the garden is ideal for families, entertaining or those with a passion for gardening, with plenty of scope to create a personalised outdoor retreat.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Available Via Modern Methord Of Auction
- Council Tax Band - A

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£75,000



Total floor area 86.9 m² (935 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
CSF105457 - 0004

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