



## 7 Clifton Street, Chesterfield, S40 1DQ

Offers Around £140,000

- End Terrace House
- Lounge
- THREE Bedrooms
- NO CHAIN!
- Popular Location
- Kitchen
- WC Room
- Requires Modernisation
- Downstairs Bathroom
- Gardens

# 7 Clifton Street, Chesterfield S40 1DQ

Located in the popular area of Brampton, this THREE Bedroom End Terrace house presents an excellent opportunity for buyers seeking a property to modernise!

This property offers well proportioned living space, with the potential to create a comfortable family home or an attractive investment. Requiring modernisation throughout, allows purchasers to personalise the layout and finishes to their own taste.

The accommodation comprises of; Entrance Hall, Lounge, Kitchen Diner, Downstairs Bathroom and to the first floor are THREE Bedrooms and Separate WC.

Situated within walking distance of local shops, amenities, schools, transport links, Brampton's vibrant Chatsworth Road community is a few minutes walk away.

Offered to the market with no onward chain and viewing is recommended to appreciate the potential on offer.

Viewing is by Appointment Only!

Total floor area; 81.5 Sq.M / 877 Sq.Ft



Council Tax Band: A



### **Lounge**

15'5" x 12'3"

### **Kitchen Diner**

13'5" x 11'1"

### **Bathroom**

### **First Floor**

### **Bedroom**

15'5" x 12'3"

### **Bedroom**

11'1" x 9'5"

### **Bedroom**

8'2" x 5'11"

### **WC Room**

### **AML**

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

### **The Consumer Protection (Amendment) Regulations 20**

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

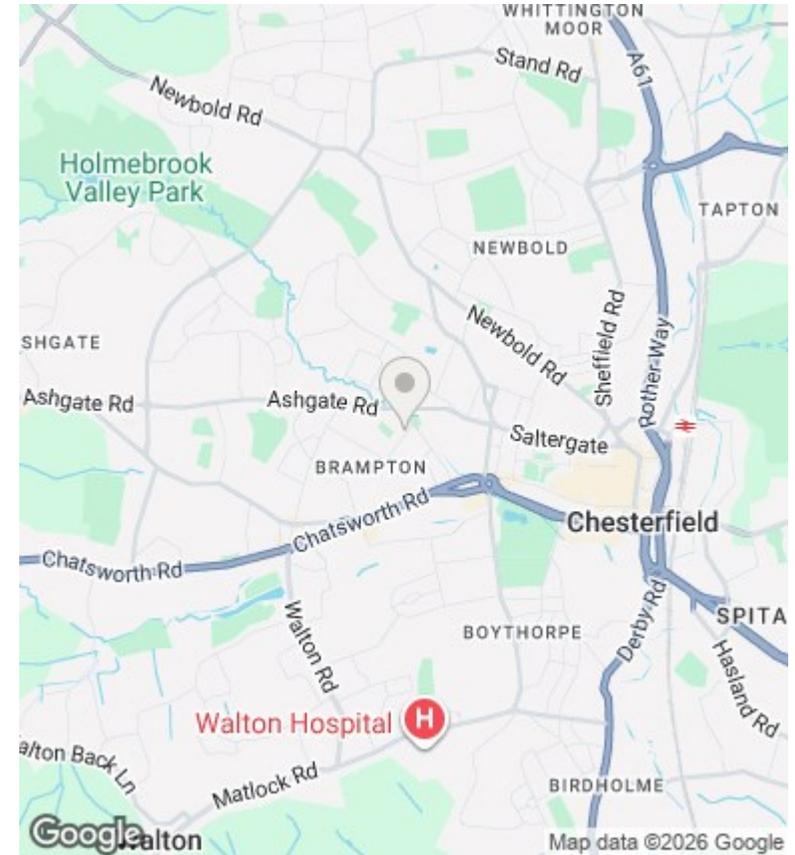
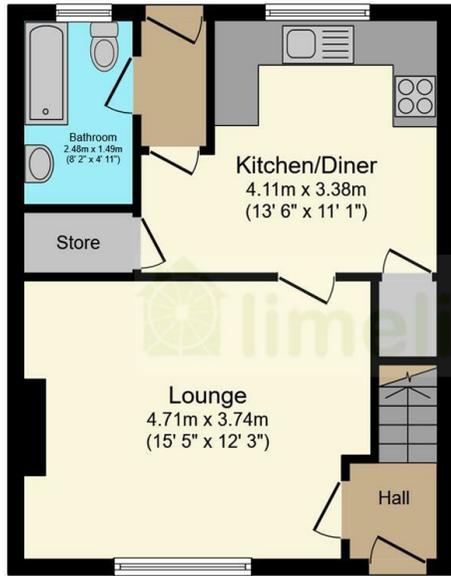
Prospective purchasers are advised to make their own inquiries and investigations before making an offer.

### **Notes**

Due to the nature of this sale, we have not been provided with any additional property information and potential buyers are advised to make their own investigations







Total floor area: 81.5 sq.m. (877 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

## Directions

## Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	