







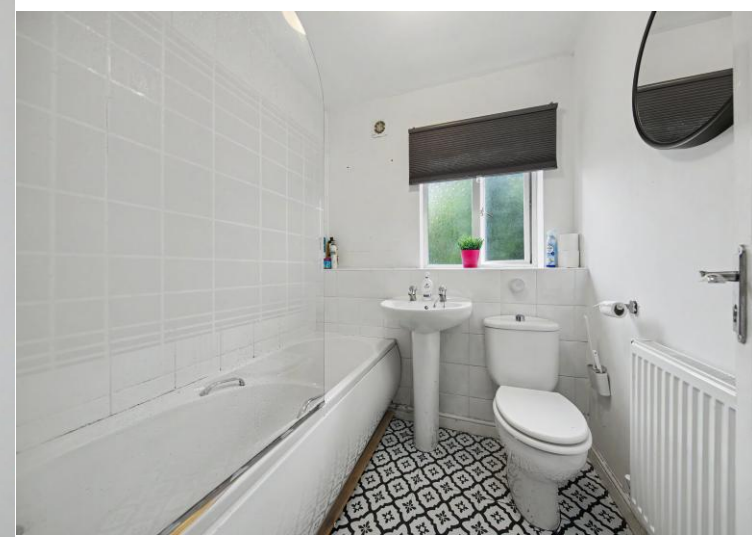
## 2 Kariba Close

Chesterfield • Derbyshire • S41 0FP

Guide Price £165,000 to £175,000

Offered to the market with a tenant currently in situ is this three-bedroom end-terraced house, ideally located in Chesterfield. The property benefits from a wide range of nearby amenities, including shops, supermarkets, cafés, restaurants, and everyday services. Well-regarded schools are also within easy reach, while excellent transport links provide convenient access to major road networks, the M1 motorway, Chesterfield train station, and regular bus services. Queens Park is located nearby, offering attractive green space, leisure facilities, and walking routes. The property represents an ideal investment opportunity for landlords and investors. The property is entered via the front door into a welcoming hallway, which provides access to a useful storage cupboard and a convenient ground floor WC. To the left is the kitchen, fitted with a modern L-shaped arrangement of units, incorporating integrated appliances alongside space for freestanding appliances. To the rear of the property is the living diner, a well-proportioned and versatile space offering ample room for both seating and dining. Double doors open directly onto the rear garden, allowing plenty of natural light into the room. To the first floor are three bedrooms and the family bathroom. Bedroom one is a good-sized double room positioned at the front of the property and benefits from built-in storage. Bedrooms two and three overlook the rear garden and are both well-proportioned single rooms, currently utilised as a home office and dressing room. The bathroom is part tiled and fitted with a three-piece suite comprising a bath, wash basin, and WC. Externally, the rear garden is well maintained and begins with a patio area, leading onto a lawned garden with decorative pebbled borders and space for outdoor seating. To the front of the property is a driveway providing off-road parking for one vehicle.





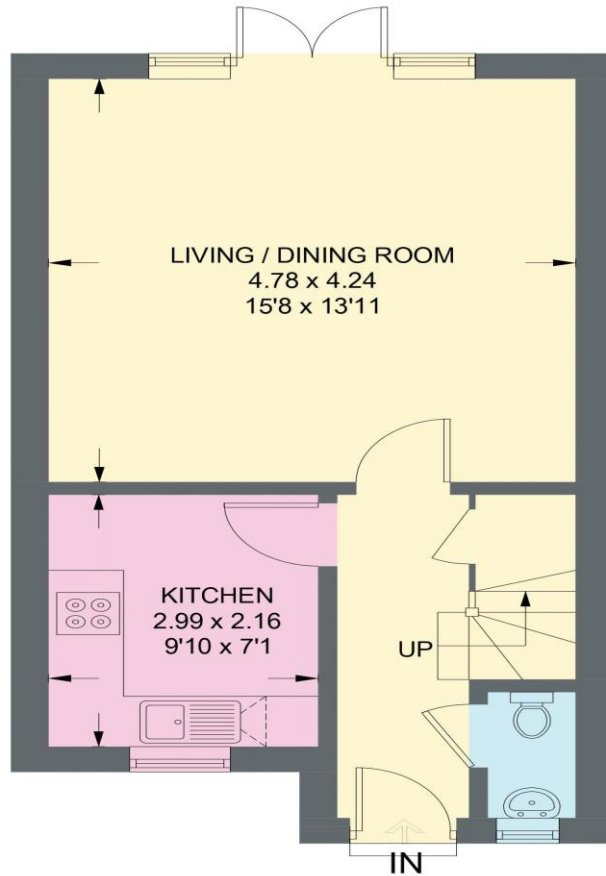
- Three Bedroom End Terraced House
- Tenant in Situ - Ideal Investment
- Great Chesterfield Location
- Modern L Shaped Kitchen
- Spacious Living Diner w/ Doors onto the Rear Garden
- Three Good Sized Bedrooms
- Part Tiled Three Piece Suite Bathroom
- Well Maintained Rear Garden
- Driveway Parking for One Vehicle
- Council Tax Band C



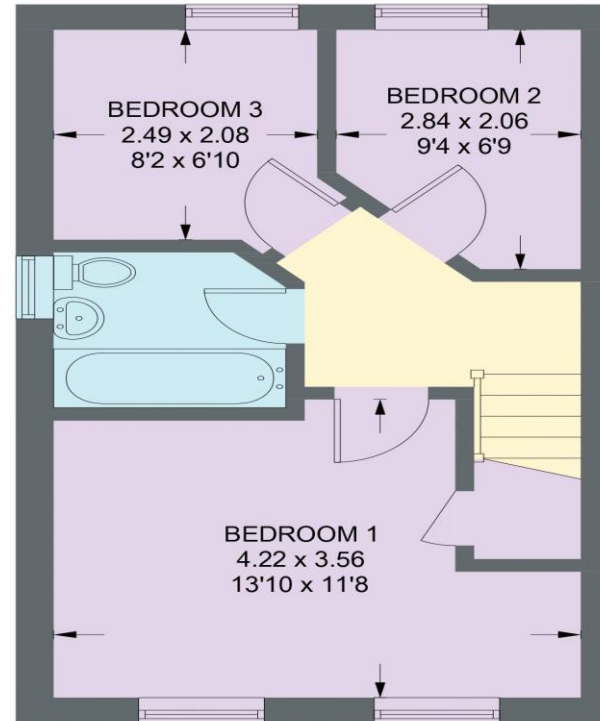


## 2 KARIBA CLOSE

APPROXIMATE GROSS INTERNAL AREA = 68.4 SQ M / 736.4 SQ FT



**GROUND FLOOR**  
**35.1 SQ M / 377.9 SQ FT**



**FIRST FLOOR**  
**33.3 SQ M / 358.5 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1312248)



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