Portland Street,Clowne Chesterfield S43 4SA

william
h brown

welcome to

Portland Street, Clowne Chesterfield

A stylish end-terraced home offering two reception rooms, galley-style kitchen, ground floor WC, three comfortable bedrooms and a stylish shower room. Externally the property benefits from parking to the rear, private courtyard and a further mature lawned garden beyond.

Living Room
Double glazed exterior door opens into a bright and welcoming living room with radiator and door to:

Dining Room
Spacious second reception room with handy under-stairs storage, double glazed window to the rear, radiator and open sight lines to:

Kitchen
The galley-style kitchen is fitted with a range of wall, base and drawer units provding ample stoage. The cabinetry is complimented by warm wood-effect worktops incorporating a composite sink and drainer unit set beneath a double glazed window to the side elevation. The kitchen benefits from an integral electric oven with halogen hob and extractor over. Space is provided for a free-standing fridge/freezer and washing machine. With radiator, double glazed door to the courtyard garden and door to:

W.C.
A must have in a modern home - Fitted with low level WC and hand-wash basin.

First Floor Landing
Carpeted stairs ascend to a central landing area with doors to:

Bedroom One
A generous double bedroom with ample floor space for free-standing furnishings to taste. With radiator and double glazed window to the front elevation

Bedroom Two
A second double bedroom, ideal for use as a guest room. With radiator and double glazed window to the rear.

Bedroom Three
A comfortable single room, ideal for use as a home office or dressing room if desired. With radiator and double glazed window to the rear.

Shower Room
The modern shower room is fitted with a chrome and glass walk in shower with mains powered shower head, together with a vanity hand wash basin and low level WC. The space is decorated in neutral tones with partial tiling and chrome heated towel rail.

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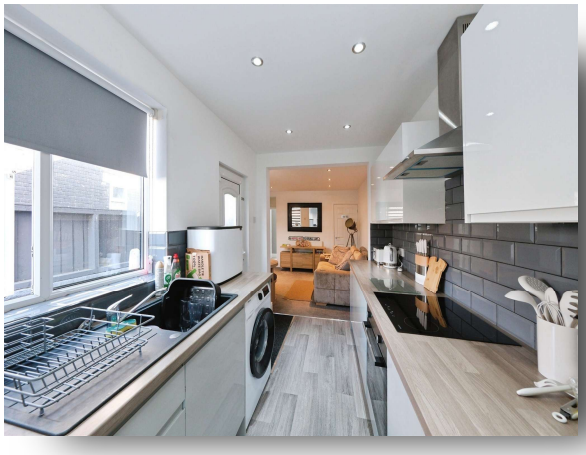
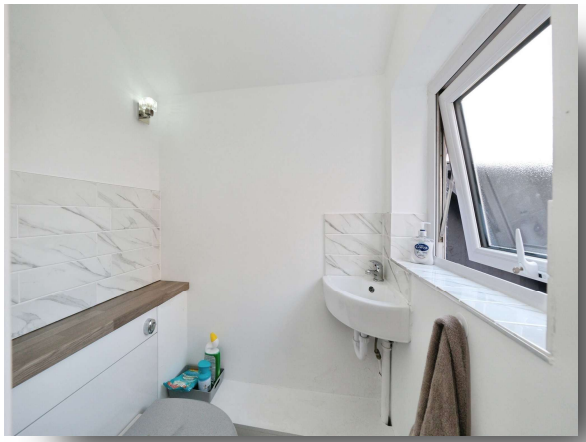
Outside
The property benefits from a private rear courtyard. To the side of the property vehicular access leads to allocated parking, beyond which sits a mature garden with established lawn with fenced boundaries.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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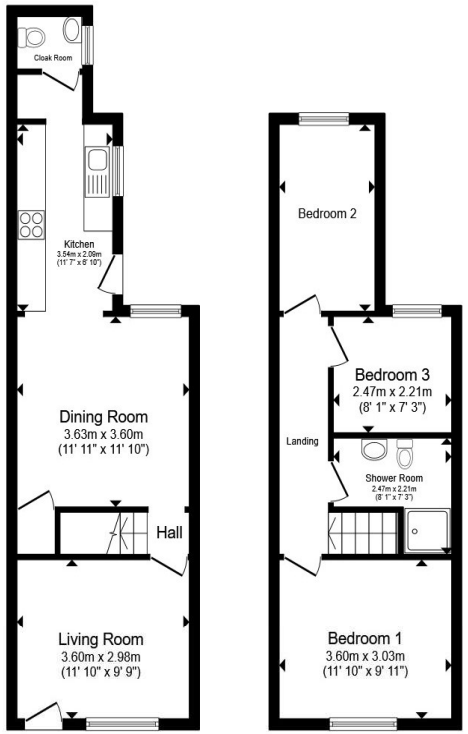
welcome to

Portland Street, Clowne Chesterfield

- **Council Tax Band A**
- Attractive End Terraced Home
- Parking to Rear
- Private Courtyard and Mature Lawned Garden
- Two Reception Rooms

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

£135,000



Ground Floor **First Floor**

Total floor area 72.6 m² (781 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:
CSF105401 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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