



**Markham Rise, Clay Cross Chesterfield S45 9RH**

**welcome to**

**Markham Rise, Clay Cross Chesterfield**

CASH OFFERS ONLY \*\*69 years remaining on lease\*\*

EPC Rating Current 43E Potential 89 B



### **Entrance Hallway**

A front facing PVCu door opens to this entrance hallway, with access offered to the ground floor accommodation.

### **Lounge**

This well appointed lounge found to the front of the home offers a PVCu double glazed window. Whilst a further side facing PVCu double glazed window can be found, it is completed with stairs which rise to the first floor accommodation and an electric fire.

### **Kitchen Diner**

Fitted with a range of wall, base and drawer units with complementary work surfaces and a stainless steel sink and drainer with mixer tap. Space for a cooker can be found, along with space for a fridge freezer, and an automatic washing machine. A rear facing PVCu double glazed window is further featured, along with a rear facing PVCu double glazed door and splash back tiling.

### **Landing**

Stairs rise from the lounge to this first floor landing.

### **Bedroom One**

This rear facing master bedroom offers a PVCu double glazed window and an electric heater, whilst this bedroom is completed with built in wardrobes to one wall.

### **Bedroom Two**

This second bedroom found to the front of the home offers two PVCu double glazed windows and an electric heater.

### **Bathroom**

Fitted with a three piece suite comprising of a low flush w.c and a pedestal hand wash basin, whilst it is completed with a panelled bath with an electric shower over. This bathroom further features; a side facing PVCu double glazed window and part wall tiling.

### **Outside & Exterior**

This property found on Markham Rise offers a driveway to the front with parking for two vehicles. The gardens to the rear of the home opens from the kitchen, to a lawn garden.



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## Markham Rise, Clay Cross Chesterfield

- Council Tax Band: B
- \*\*\*CASH OFFERS ONLY\*\*\* 69 Years Remaining on Lease
- Popular Residential Location of Clay Cross
- Lounge and Kitchen Diner
- Two First Floor Bedrooms and Bathroom

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSF104113 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01246 204492**



[chesterfield@williamhbrown.co.uk](mailto:chesterfield@williamhbrown.co.uk)



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



[williamhbrown.co.uk](http://williamhbrown.co.uk)