



4 Prospect Cottage Barlborough Road, Clowne

£100,000 Freehold

Investor opportunity. Two-bed terraced house in Clowne with tenants in situ, two reception rooms, parking, and easy access to amenities. Video tour available. Contact Pinewood Properties.

Council Tax band: A

Tenure: Freehold

WELL SIZED AND PERFECT FOR INVESTORS, TAKE A CHANCE ON THIS PERFECT OPPORTUNITY....

Tenants in situ

Situated on Barlborough Road in the charming village of Clowne, this delightful terraced house offers a perfect blend of comfort and convenience. With two well-proportioned reception rooms, this property provides ample space for relaxation and entertaining. The two bedrooms are inviting and can easily accommodate a variety of furnishings, making it an ideal home for couples or small families.

The kitchen is a functional area, designed to meet your culinary needs, and offers the potential for personalisation to suit your style. The bathroom is well-appointed, ensuring that daily routines are both comfortable and efficient.

For those with a vehicle, the property includes parking for one car, adding to the convenience of this lovely home. The location in Chesterfield, Derbyshire, is not only picturesque but also provides easy access to local amenities and transport links, making it a practical choice for modern living.

This terraced house on Barlborough Road is a wonderful opportunity for anyone seeking a charming residence in a friendly community. With its appealing layout and potential for personal touches, it is certainly worth considering for your next home.

Video tour available, take a look around!

Contact Pinewood Properties for more information or to book a viewing!





Lounge

12' 2" x 13' 2" (3.71m x 4.02m)

This bright and airy lounge features natural wood-effect flooring and a classic fireplace with a white mantelpiece. It enjoys a large window that floods the room with light and space for a wall-mounted television, providing a comfortable space for relaxing or entertaining. The lounge opens directly into the dining room, creating a seamless flow between the two areas.

Dining Room

12' 3" x 10' 0" (3.73m x 3.05m)

The dining room, positioned between the lounge and kitchen, offers ample space for a dining table and chairs. It benefits from a large window that ensures plenty of natural light, and the room features wood-effect flooring that adds warmth to the space.

Kitchen

10' 10" x 6' 8" (3.30m x 2.03m)

The kitchen is neatly arranged with practical wall and base units, providing useful storage and workspace. It includes a freestanding gas cooker and a large window above the sink that brings in natural light. The kitchen leads conveniently to the bathroom and has a door opening to the rear, allowing easy access to the outdoor space.

Bathroom

5' 11" x 6' 8" (1.80m x 2.03m)

A practical bathroom featuring a white suite with a bath and shower attachment, a pedestal wash basin, and a close-coupled WC. The walls around the bath are





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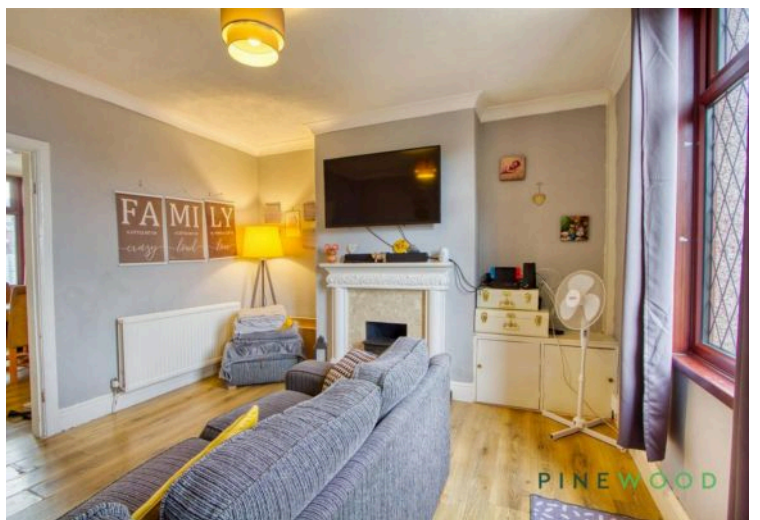
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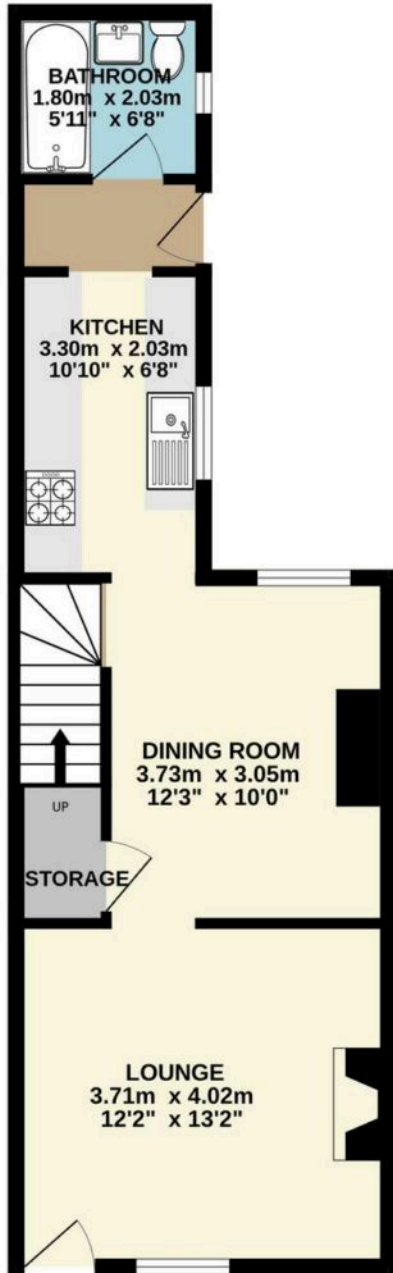
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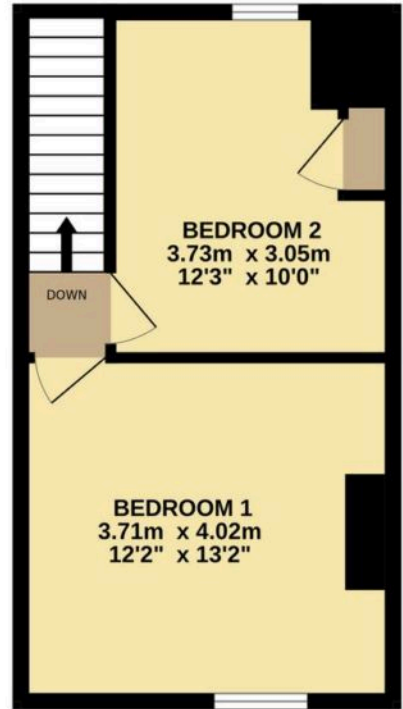
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GROUND FLOOR
41.0 sq.m. (442 sq.ft.) approx.



1ST FLOOR
28.6 sq.m. (308 sq.ft.) approx.



TOTAL FLOOR AREA : 69.6 sq.m. (749 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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You can include any text here. The text can be modified upon generating your brochure.

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EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

