



272 Derby Road, Chesterfield

£115,000 Freehold

No chain. Renovated two-bed home with two receptions, modern kitchen and bathroom, garden, outbuilding, gas central heating. Close to M1 and town. Ideal for investors or first-time buyers.

Council Tax band: A

Tenure: Freehold

NO CHAIN – Ideal for Investors & First-Time Buyers!

A well-presented and renovated two-bedroom home in a prime location, offering excellent commuter links with easy access to the M1 (Junction 29). This spacious property boasts two reception rooms, two generous double bedrooms (one with built-in storage), and a modern bathroom featuring a white suite, bath, and separate shower cubicle. The modern kitchen comes complete with an integrated oven, hob, and extractor. Externally, the fully enclosed rear garden provides ample outdoor space with an outbuilding store, shed, and dog kennels.

Additional benefits include gas central heating via a combi boiler, uPVC double glazing, and Council Tax Band A.

Conveniently situated within walking distance of the town centre, on a main bus route, and a key commuter route. An excellent opportunity not to be missed!

NEW DECOR NEW FLOORING AND CARPETS*NEW BATHROOM

VIDEO TOUR AVAILABLE – TAKE A LOOK AROUND

PLEASE CALL PINEWOOD PROPERTIES FOR A VIEWING





LOUNGE

12' 10" x 11' 10" (3.90m x 3.60m)

This inviting reception room features a modern grey carpet, fresh décor, and a charming feature fireplace, creating a warm and welcoming atmosphere. A uPVC entrance door and window allow natural light to fill the space, while a radiator ensures year-round comfort. Perfect for relaxing or entertaining!

DINING ROOM - 2ND RECEPTION ROOM

13' 2" x 12' 10" (4.02m x 3.90m)

This spacious second reception room seamlessly flows into the modern kitchen, creating an open-plan layout ideal for contemporary living. Featuring a stylish grey carpet, freshly painted décor, a uPVC window for natural light, and a radiator for comfort. Additional built-in storage provides practical space solutions.

KITCHEN

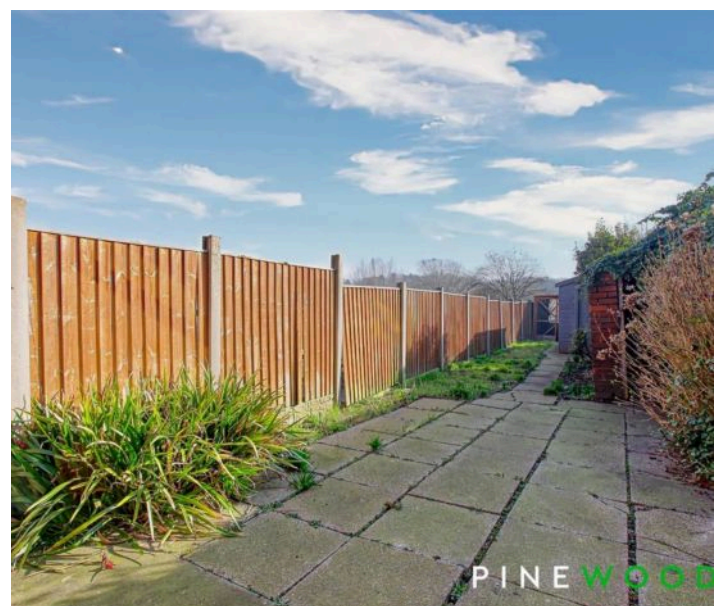
8' 6" x 7' 5" (2.58m x 2.25m)

Featuring a stylish range of beech wall and base units with complementary laminate worktops and tiled splashbacks, this modern kitchen is both functional and attractive. A stainless steel sink with a mixer tap adds a sleek touch, while the grey wood-effect parquet vinyl flooring enhances the contemporary feel. Freshly painted décor, a uPVC window, and an external door provide a bright and airy atmosphere.

BEDROOM ONE

12' 10" x 11' 2" (3.90m x 3.40m)

This generously sized double bedroom benefits from a bright front aspect. featuring a soft carpet. built in





LOUNGE

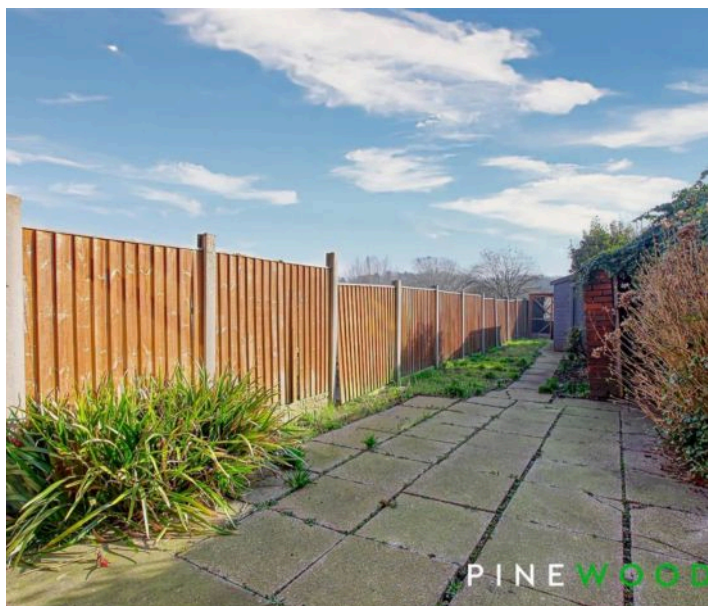
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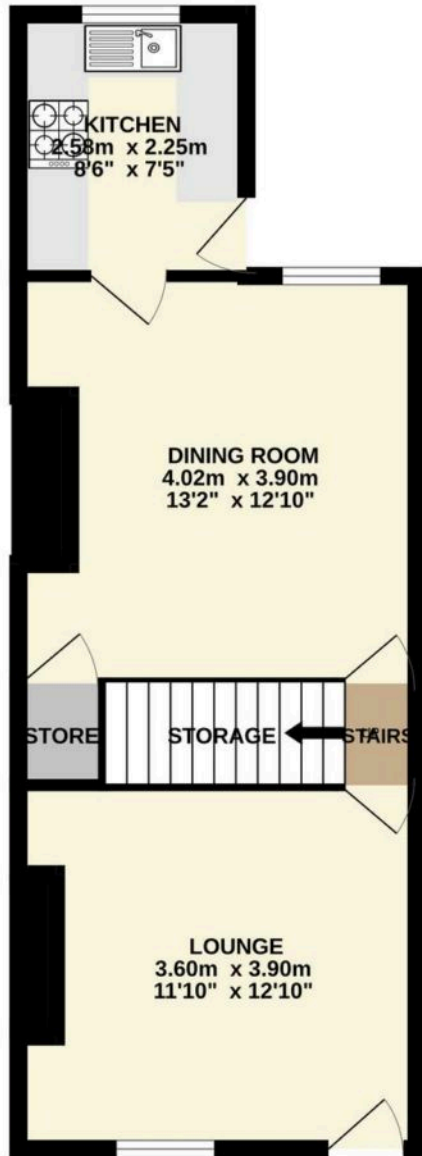
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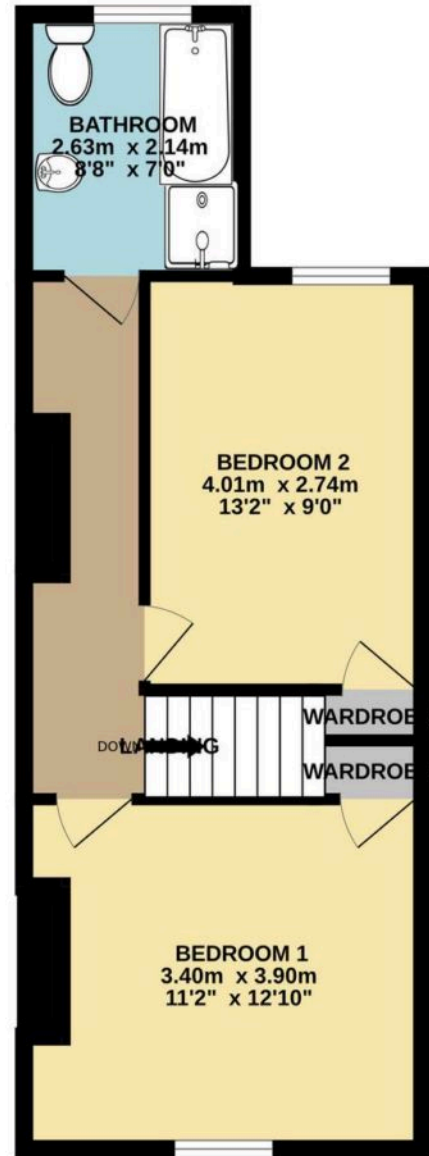
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GROUND FLOOR
38.2 sq.m. (411 sq.ft.) approx.



1ST FLOOR
38.3 sq.m. (412 sq.ft.) approx.



TOTAL FLOOR AREA : 76.5 sq.m. (823 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.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

