



w**ards**
estate agents

26 Redvers Buller Road

Chesterfield, S40 2EH

£110,000

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Offered to the market with NO CHAIN & IMMEDIATE POSSESSION!

Deceptively spacious TWO DOUBLE BEDROOM SEMI DETACHED HOUSE which is extremely perfectly located in the Town Centre for access to the retail parks, leisure facilities, Royal Hospital,, Train Station & major commuter links A61/A617/M1 Motorway Junction 29.

Ideally suited to first time buyers, small families or investors alike!!

POTENTIAL YIELD OF 8% per annum- Based upon a purchase price of £110,000 and a Monthly Rent Payable of £750.

Internally the accommodation benefits from uPVC double glazing and gas central heating with a Combi Boiler(serviced) and comprises of front reception room, integrated dining kitchen and ground floor bathroom with 3 piece suite. To the first floor two generous double bedrooms.

Outside offers an enclosed rear garden with fenced boundaries and paved patio area. Rear access via shared side path with No 28 and across their garden.





Additional Information

Gas Central Heating-Combi boiler (serviced)
uPVC Double Glazed windows
uPVC fascias/soffits
Gross Internal Floor Area- 65.8 Sq.m/ 708.4 Sq.Ft.
Council Tax Band - A
Secondary School Catchment Area - Parkside Community School

Reception Room

11'9" x 11'3" (3.58m x 3.43m)

Front uPVC entrance door leads into the family reception room. Corner cupboard with gas meter. Wall mounted electric fire. Internal door into the Inner Hallway



Kitchen/ Dining Room

12'3" x 11'9" (3.73m x 3.58m)

Comprising of a range of White fronted base and wall units with complimentary work surfaces and inset stainless steel sink unit with 'brick' style tiled splash backs. Integrated oven, gas hob and splash back, chimney extractor above. Space for washing machine. Under stairs store. Door to rear porch.



Rear Porch

5'6" x 3'3" (1.68m x 0.99m)

uPVC door leads into the rear garden. Access to the ground floor bathroom

Ground Floor Bathroom

7'6" x 5'7" (2.29m x 1.70m)

Being partly tiled and comprising of a 3 piece suite which includes bath with electric shower, pedestal wash hand basin and low level WC



Front Double Bedroom One

11'11" x 11'11" (3.63m x 3.63m)

Spacious main double bedroom with front access window.



Rear Double Bedroom Two

12'4" x 11'10" (3.76m x 3.61m)

Second good sized double bedroom with rear aspect window. Access to the attic and cupboard where the Combi boiler is located. Built in storage cupboards.

External Store

5'11" x 2'6" (1.80m x 0.76m)

Useful external store for garden equipment & storage space.

Outside

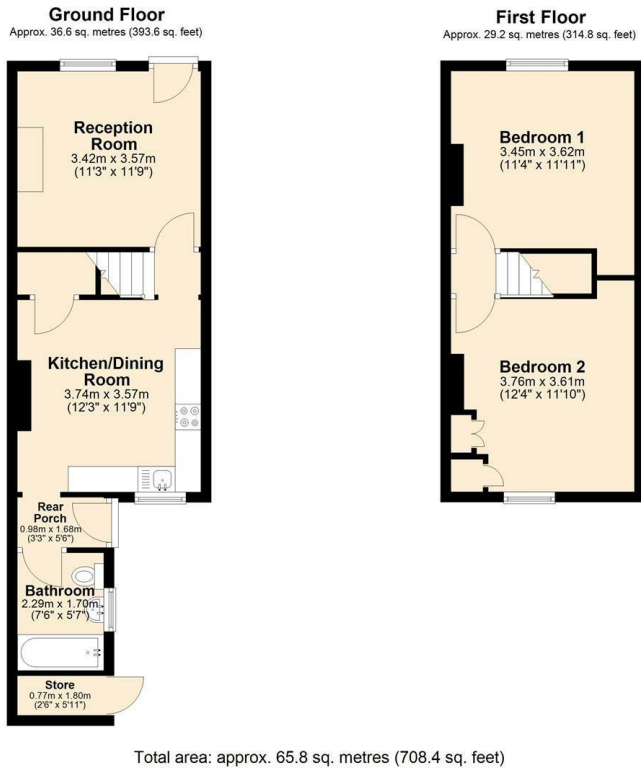
Rear paved patio and enclosed garden with fenced boundaries. Outside lighting and water tap. Rear access via shared side path with No 28 and across their garden.

School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

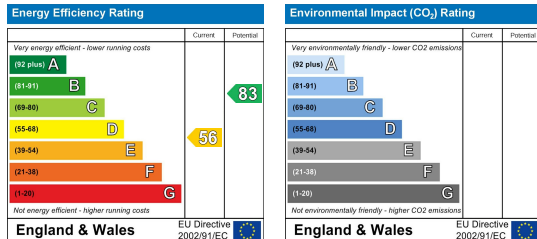
Floor Plan



Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

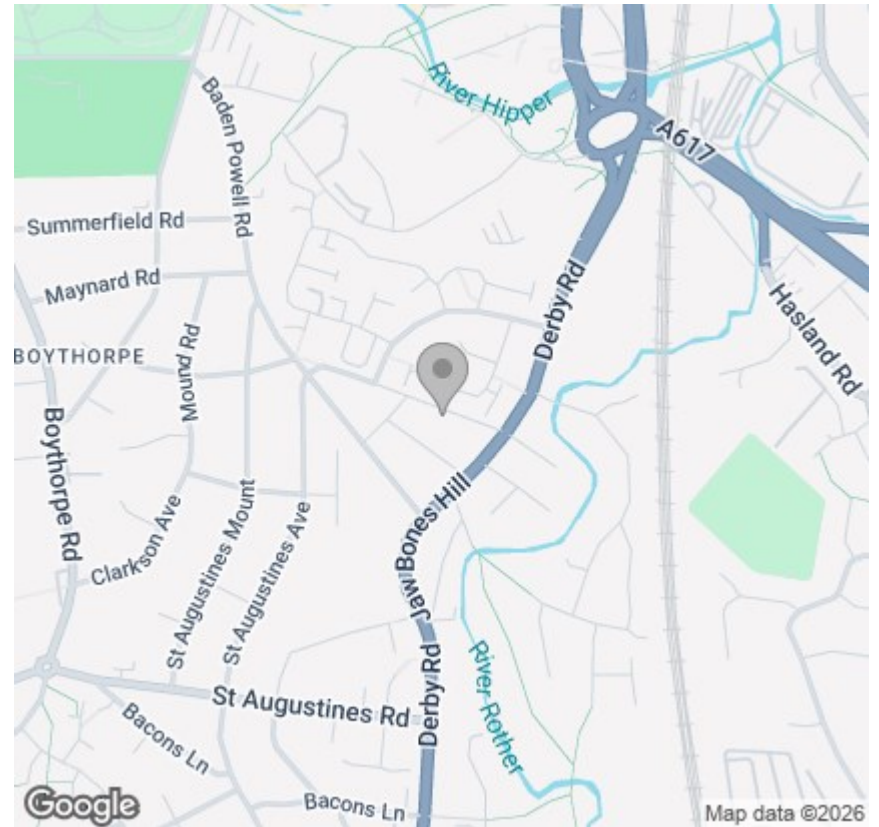
Energy Efficiency Graph



17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 **Email:** info@wardsestateagents.co.uk wardsestateagents.co.uk

Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

