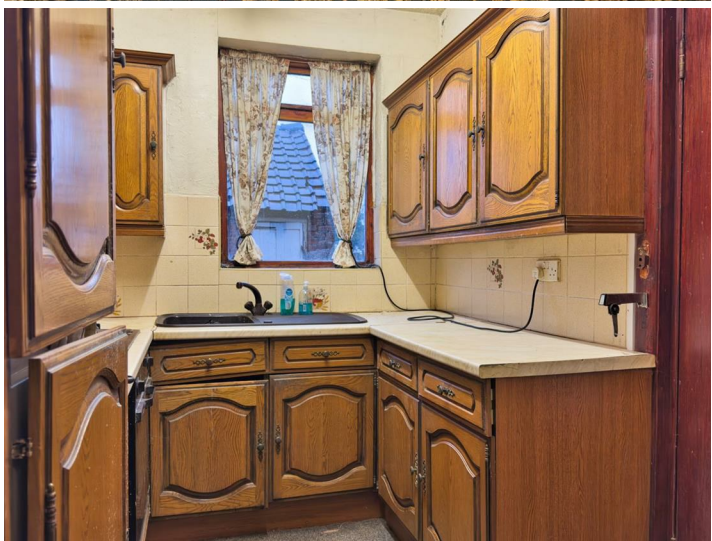




Gray Street, Clowne, Chesterfield, Derbyshire S43 4RT

2 1 2 EPC D

£90,000

PINEWOOD



Gray Street Clowne Chesterfield Derbyshire S43 4RT

£90,000

**2 bedrooms
1 bathrooms
2 receptions**

- 2 cosy reception rooms
- 2 comfortable bedrooms with built in storage
 - 1 modern bathroom
 - Mid terrace house
- Double glazed throughout
 - Garage at the rear
- No chain for quick sale
- Located on Gray Street
- Close to local amenities
- Freehold - Council Tax Band: A





NO CHAIN, PERFECT OPPORTUNITY FOR INVESTORS

Located on Gray Street in Clowne, Chesterfield, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. With two well-proportioned bedrooms, it offers a comfortable living environment for individuals or small families.

The house features a practical bathroom, ensuring convenience for daily routines. Notably, the property is fully double glazed, enhancing energy efficiency and comfort throughout the home, with the exception of the kitchen, which presents an opportunity for personalisation.

A significant advantage of this property is the absence of a chain, allowing for a smoother and quicker transaction process. Additionally, the rear garden includes a garage, providing valuable storage space for gardening tools or outdoor equipment.

Gray Street is situated in a friendly neighbourhood, close to local amenities and transport links, making it an ideal location for those seeking a balance of tranquillity and accessibility. This property is a wonderful canvas for anyone looking to create their perfect home in a vibrant community. Do not miss the chance to view this charming residence.

[Video Tour Available](#)

[Contact Pinewood Properties for more information](#)

Lounge / Dining Room

12'4" x 12'3" (3.75m x 3.73m)

The lounge offers a welcoming space with a traditional fireplace as a focal point and is brightened by a front-facing window. It connects seamlessly to the dining room, which also features a fireplace and provides ample space for entertaining or family meals. Both rooms retain characterful elements such as picture rails and high ceilings, creating a charming atmosphere.

Kitchen

9'5" x 7'0" (2.87m x 2.14m)

The kitchen is compact with wood-effect cabinetry offering reasonable storage and workspace. A window above the sink looks out to the rear, inviting natural light into the room. The layout is straightforward, making it a practical spot for meal preparation.

Bedroom 1

Bedroom 1 is a spacious room with a front-facing window and a fireplace that adds character. The room benefits from neutral tones and has sufficient space for bedroom furniture and storage.

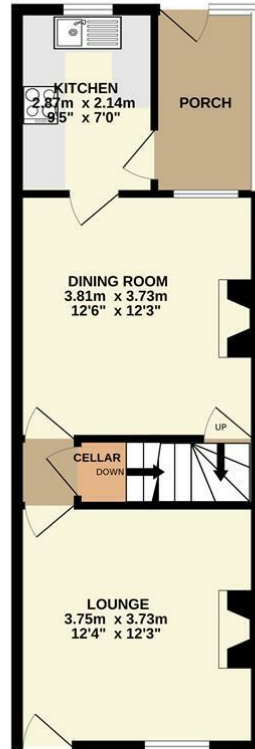
Bedroom 2

Bedroom 2 is a comfortable room located to the rear, featuring built-in cupboards that offer useful storage. It has a window overlooking the back, allowing natural light to fill the space.

BASEMENT
14.0 sq.m. (151 sq.ft.) approx.



GROUND FLOOR
41.6 sq.m. (447 sq.ft.) approx.

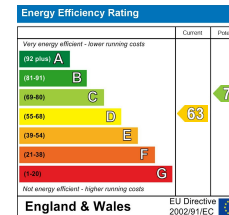


1ST FLOOR
37.7 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA : 93.2 sq.m. (1003 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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Shower Room

9'5" x 7'0" (2.87m x 2.14m)

The shower room includes a walk-in shower with partial seating, a pedestal washbasin and a toilet. It is tiled in light shades and has a window providing natural daylight and ventilation.

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

GENERAL INFORMATION

EPC: D

Council Tax Band: A

Total Floor Area: 853 sq. ft. Approx

uPVC Double Glazing

Gas Central Heating

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

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