

property details **approval form**

34 Jawbones Hill, CHESTERFIELD, Derbyshire, S40 2EN

Date: 23 February 2026

Property Ref and Version: CSF105058 - 0003

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £100,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Available Via Modern Method Of aUCTION
- > Council Tax Band - A
- > Start Bid - £100,000
- > No Chain
- > Fees Apply
- > EPC Rating: Awaited

>> **short description**

For sale by modern auction this two bedroom home offers spacious living areas, a practical kitchen space and bathrooms on both floors. Generous bedrooms and a large first floor bathroom, while the private rear garden and tidy frontage complete a property ideal for first-time buyers or investors.

>> **long description**

For sale by modern auction, this two bedroom semi-detached home offers a practical layout and generous room sizes throughout. A neat front garden sets the property back from the street, leading into a bright lounge at the front of the house, followed by a spacious dining room that creates an easy flow between the main living areas. The kitchen and utility sits at the rear with direct access to the garden, and a ground floor bathroom is positioned just off the kitchen for everyday convenience.

Upstairs, the property features two good sized bedrooms, including a large main bedroom at the front and a versatile second bedroom suitable for guests, children, or home working. A notably spacious first floor bathroom completes the

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accommodation, offering excellent potential for a luxurious setup. Outside, the rear garden provides a private, manageable space with room for seating, planting, or family use.

Don't miss out, call us today!

>> **directions**

>> **Agent Note**

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>> **room description**

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Garden

The home is approached via a neat front garden that sets the property back from the pavement and gives a pleasant sense of privacy. It creates a welcoming first impression and frames the entrance nicely.

Lounge

At the front of the ground floor, the lounge offers a well proportioned living space with a double glazed window to allow natural lighting. Its shape makes it easy to furnish, and the room naturally lends itself to everyday relaxation.

Dining Room

Directly behind the lounge, the dining room mirrors the same generous dimensions. It provides an ideal setting for family meals or entertaining, with enough space for a full dining suite and additional furniture without feeling crowded.

Kitchen/ Utility

Positioned at the rear of the ground floor, the kitchen and utility runs the width of the house and offers a practical, efficient layout and the rear access makes it convenient for stepping straight out into the garden.

Shower Room

Adjacent to the kitchen, the ground floor shower room is cosy but functional. It contains the essentials and is well placed for day to day use.

Landing

Bedroom 1

Located at the front of the first floor, the main bedroom is a generous double with space for a large bed and additional furniture. Its proportions give it a calm, open feel.

Your William H Brown office: 6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP

T 01246 204492 **E** chesterfield@williamhbrown.co.uk

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Bedroom 2

Set just behind the main bedroom, the second bedroom is a comfortable double or an ideal guest room, nursery, or home office. Its layout makes it a versatile space.

Bathroom

The first floor bathroom offers excellent scope for a luxurious bathing space. Its size allows for flexibility in layout and additional storage.

Rear Garden

The rear garden provides a private outdoor area that is easy to maintain. There is room for seating, planting, or creating a family friendly space, with plenty of potential to personalise it to suit different lifestyles. This property also has a lockable gate at the side of the house with the path leading onto a main road.

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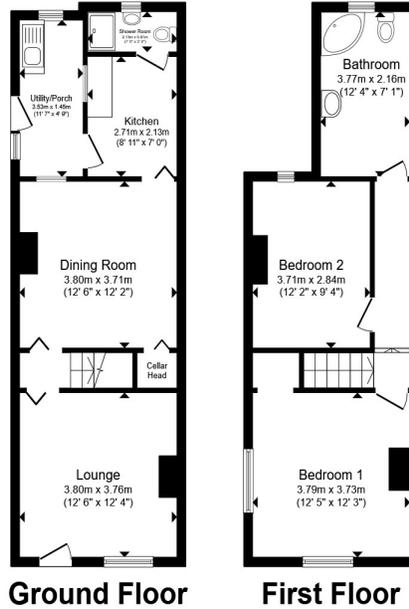
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>> floor plan



Total floor area 86.8 m² (935 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Cameron Sorockyj		
Mrs D. Frearson		

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