



Minimum Terrace, Boythorpe, Chesterfield, S40 2QG

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£130,000

PINEWOOD



Minimum Terrace Boythorpe Chesterfield S40 2QG

£130,000

**2 bedrooms
1 bathrooms
1 receptions**

- Freehold - Council Tax Band: A - Ideal for First Time Buyers or Investors
 - two cosy double bedrooms
- NEW Modern bathroom with white suite and shower over bath - Fitted 2024
 - Spacious reception room
 - Cellar for storage
- Loft with access in bedroom 2 currently being used as a storage space but can be used as an office
 - Detached single garage included
 - Mid terrace house
 - On the edge of Chesterfield location - walking distance
 - Viewing recommended



STUNNING MID-TERRACE, READY FOR FAMILIES AND THOSE WANTING SPACE WITHIN A CONVENIENT LOCATION...

Nestled in the charming area of Minimum Terrace, Boythorpe, Chesterfield, this delightful mid-terrace house offers a perfect blend of comfort and practicality. Spanning an impressive 976 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, investors or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout flows seamlessly into a functional kitchen, which is well-equipped for all your culinary needs. The property also boasts a modern bathroom fitted in 2024 with white suite and shower over bath, ensuring convenience for daily routines.

One of the standout features of this home is the cellar, which offers ample storage space, allowing you to keep your living areas clutter-free. Additionally, the boarded loft presents a versatile opportunity; it can be transformed into a home office or a creative space, catering to your personal needs.

For those with vehicles, the property includes parking for one vehicle, along with the added benefit of a detached single garage. This space not only provides secure parking but also serves as an excellent storage solution for tools, bicycles, or outdoor equipment.

The location in Boythorpe, Chesterfield is highly desirable, with local amenities, schools, and parks within easy reach, close to main commuter routes and M1 motorway making it a convenient choice for everyday living. This property is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this charming house your own.

****TAKE A LOOK AROUND, VIDEO TOUR AVAILABLE****

****CONTACT PINWOOD PROPERTIES FOR A VIEWING OR FOR MORE INFORMATION****

LOUNGE

12'8" x 9'4" (3.88 x 2.87)

As you enter you are greeted by a lovely and cosy reception room featuring a plush fitted carpet, a central heating radiator and a uPVC window.

KITCHEN / DINER

12'2" x 12'4" (3.72 x 3.78)

The lovely kitchen and diner features tiled flooring, a central heating radiator, cellar access, a sink and drainer with a swan neck mixer sat beneath a uPVC window that overlooks the utility. A chimney breast features a cut out where the current stove is located. Ample counter top space with its stylish butchers block granite styled worktops and cream unit fronts, this modern room is a standout of the property.

UTILITY ROOM

5'8" x 11'10" (1.75 x 3.61)

The utility room features door access to the garden and sliding patio door access out onto the paving area in the garden too.

BEDROOM 1

12'4" x 9'4" (3.77 x 2.86)

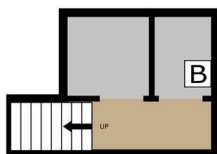
The principal bedroom features a built in wardrobe, a central heating radiator and a uPVC window. Wall mounted lights cover the bed in a warm glow, creating for a cosy retreat. There is also an over the stairs storage cupboard in this room as well as the fitted plush carpet.



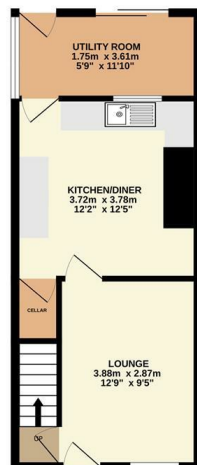
DETACHED GARAGE
17.8 sq.m. (193 sq.ft.) approx.



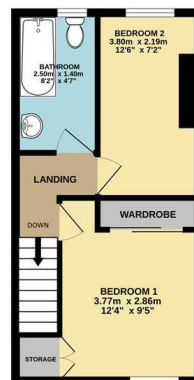
CELLAR
10.4 sq.m. (112 sq.ft.) approx.



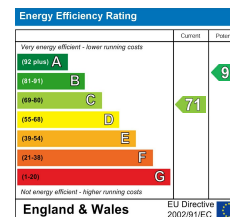
GROUND FLOOR
34.2 sq.m. (368 sq.ft.) approx.



1ST FLOOR
28.2 sq.m. (303 sq.ft.) approx.



TOTAL FLOOR AREA : 90.6 sq.m. (976 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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BEDROOM 2

12'5" x 7'2" (3.8 x 2.19)

The second bedroom features a plush fitted carpet, a uPVC window overlooking the rear of the property and a central heating radiator. This room uniquely features loft access thanks to the ladder in here, the loft being used as a storage room but previously was used as an office.

BATHROOM

8'2" x 4'7" (2.5 x 1.4)

This modern bathroom features lovely waterproof PVC panels and a wood effect flooring, with a uPVC window with frosted glass for privacy. A low flush wc, vanity sink unit and a bath with an electric shower above it complete this room.

Exterior

The front of the property features a small garden area, whilst the rear of the property features a paving area, a grass area and rear access into the detached garage at the top of the garden.

GENERAL INFORMATION

EPC:

Council Tax Band: A

uPVC double glazing

Total Floor Area: 90.6 sq.m. (976 sq.ft.) approx

Detached Garage

Boarded Loft with velux styled window, used for storage but can be used as an office space.

A RESERVATION AGREEMENT MAYBE AVAILABLE

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.

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.

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