



Clarence Road, Chesterfield, Derbyshire S40 1LN

8 6 2 EPC

£360,000

PINEWOOD





# The Clarendon Clarence Road Chesterfield Derbyshire S40 1LN

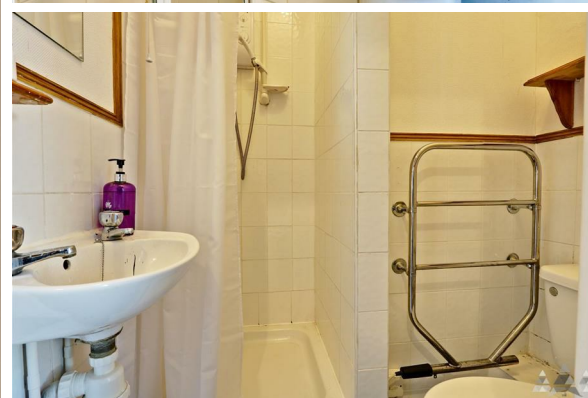


£360,000

8 bedrooms  
6 bathrooms  
2 receptions

- SOLD BY MODERN METHOD OF AUCTION T & C'S APPLY - VIEW, BID AND BUY
- NO CHAIN - TOWN CENTRE LOCATION, CLOSE TO TRAIN STATION
- BUYERS FEES APPLY - SUBJECT TO RESERVE PRICE
- ALL PART FURNISHED BEDROOMS
- MOST BEDROOMS HAVE ENSUITE/WASHING FACILITIES
- PLEASANT REAR COMMUNAL GARDENS
- COMMUNAL UTILITY/LAUNDRY ROOM
- COMMUNAL LOUNGE, DINING ROOM, KITCHEN AND BATHROOM
- UVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- IDEAL INVESTMENT PROPERTY- approx 10% GROSS YIELD





**\*\*TOWN CENTRE HMO\*\***A delightful INVESTMENT PROPERTY! Pinewood Properties are delighted to offer this delightful well presented and equipped EIGHT BEDROOM HMO set over three floors with over 1953.00 sq ft of accommodation, within walking distance to the town centre and train station and close to the bustling Chatsworth Road with its host of bars, shops and restaurants. Downstairs the property is entered into the porch then hallway with access to the communal lounge, communal dining room, well equipped communal modern kitchen, Bedroom one which is a double with sun deck and bedroom two being a double to the rear with ensuite shower room. To the first floor is the communal modern bathroom with shower cubicle, bedroom three being a single, bedroom four being a double with ensuite shower room, bedroom five being a double with ensuite shower room, bedroom six being a double with sin (next to communal shower room) and bedroom seven being a double with ensuite shower room. To the second floor is bedroom eight being a double with ensuite bathroom with shower over bath and a walk in wardrobe. To the rear are the pleasant west facing communal fully enclosed gardens with seating area, lawn and shed. uPVC, Gas Central Heating and Fibre Broadband. The washing facilities, gas, water, council tax, T.V, shower and electric are all included within the tenants monthly rents\*\*

**\*\*VIRTUAL VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND\*\***

**MODERN METHOD OF AUCTION**

Modern method of auction means the buyer and seller are to complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

**BEDROOM ONE**

12'5" x 12'0" (3.81 x 3.67)

**BEDROOM TWO**

9'3" x 12'0" (2.84 x 3.66)

**BEDROOM THREE**

6'7" x 10'11" (2.03 x 3.33)

**BEDROOM FOUR**

10'5" x 13'0" (3.18 x 3.97)

**BEDROOM FIVE**

10'11" x 12'6" (3.33 x 3.82)

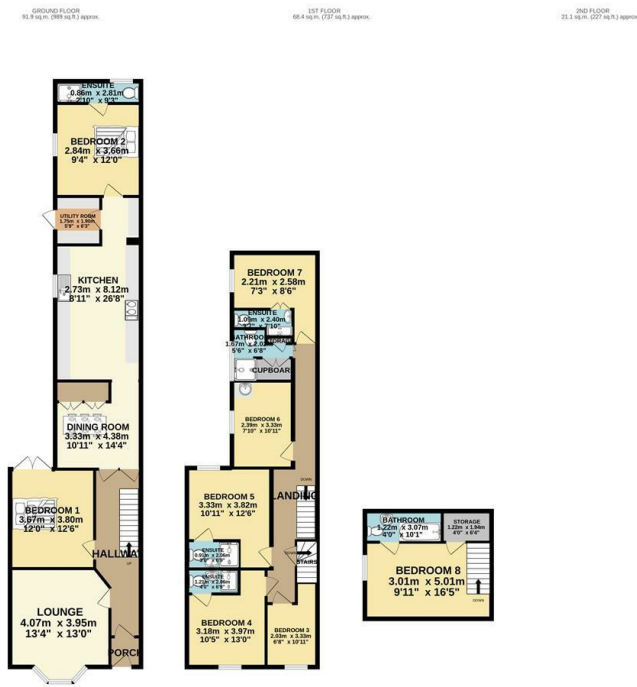
**BEDROOM SIX**

7'10" x 10'11" (2.39 x 3.33)

**BEDROOM SEVEN**

11'8" x 7'3" (3.58 x 2.21)





TOTAL FLOOR AREA: 181.4 sq.m. (1953 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used in conjunction with the prospectus. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See also the floor plans on page 10.

**DISCLAIMER**

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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- BEDROOM EIGHT**  
16'5" x 9'10" (5.01 x 3.01)
- COMMUNAL LOUNGE**  
12'11" x 13'4" (3.95 x 4.07)
- COMMUNAL DINING ROOM**  
10'11" x 14'4" (3.33 x 4.38)
- COMMUNAL KITCHEN**  
8'11" x 26'7" (2.73 x 8.12)
- COMMUNAL BATHROOM - FIRST FLOOR**  
5'5" x 6'7" (1.667 x 2.02)
- COMMUNAL UTILITY/LAUNDRY ROOM**  
5'8" x 6'2" (1.75 x 1.90)

**OUTSIDE**

The property is set back from the road with gated side access to the communal fully enclosed pleasant west facing well stocked rear gardens with seating areas and shed.

**GENERAL INFORMATION**

- Tenure: Freehold
- Energy Performance Rating: C
- Total Floor Area: 181.4 sq m/1953 sq ft
- Fully uPVC Double Glazing
- Gas Central Heating: Combi Boiler
- Council Tax Band:
- Loft: Celotex insulation and lighting and boarding
- Shed included in the sale

**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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Clowne, S43 4JN  
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