



Clarence Road, Chesterfield, Derbyshire S40 1LN



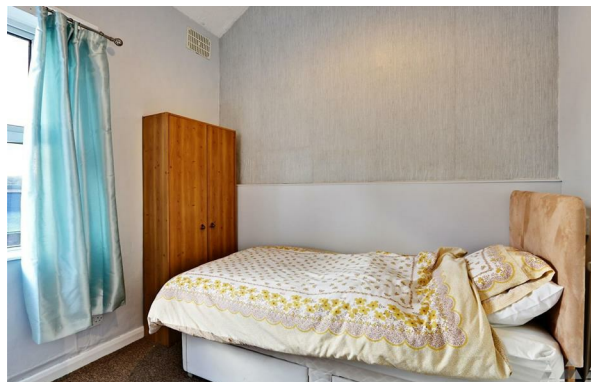
£360,000

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



**\*\*IDEAL INVESTMENT PROPERTY (POSS 12.24% 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\*\***

**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)

**BEDROOM EIGHT**

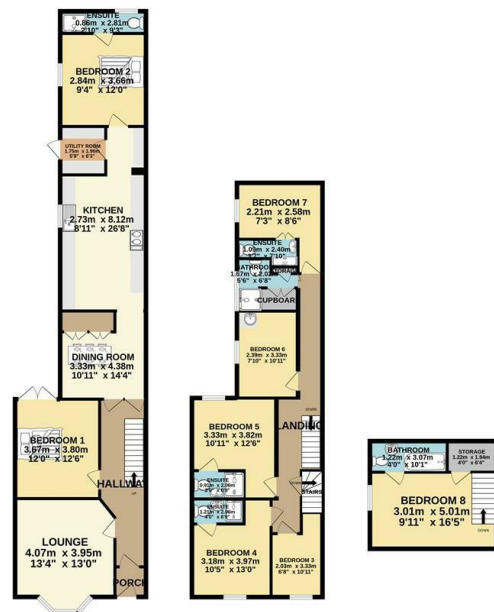
16'5" x 9'10" (5.01 x 3.01)



GROUND FLOOR  
93.9 sq.m. (999 sq ft.) approx.

1ST FLOOR  
68.4 sq.m. (737 sq ft.) approx.

2ND FLOOR  
21.1 sq.m. (227 sq ft.) approx.



TOTAL FLOOR AREA: 181.4 sq.m. (1953 sq ft.) approx.

While every effort 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 misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

Made with AutoCAD 2002

#### 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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#### 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

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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.

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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