



New Street, Chesterfield, S40 2JZ

 3

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 EPC

£125,000

P I N E W O O D



New Street Chesterfield

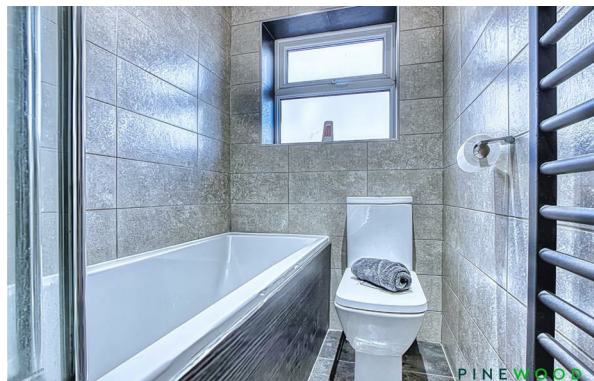
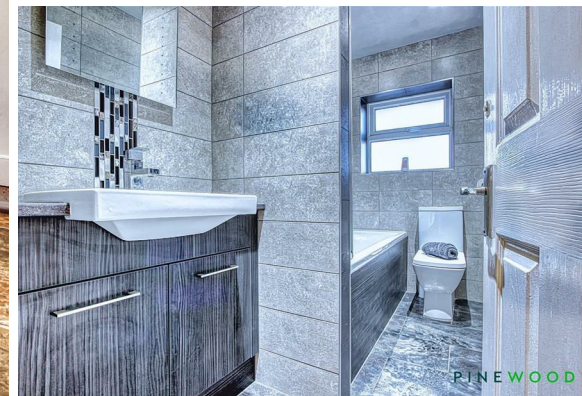
S40 2JZ

£125,000

3 bedrooms
1 bathrooms
1 receptions

- NO CHAIN - IDEAL FOR THE FIRST TIME BUYERS OR INVESTORS
- EDGE OF THE TOWN CENTRE IN A CUL DE SAC LOCATION
- ON STREET PARKING TO THE FRONT OF THE PROPERTY
- EASY TO MAINTAIN ENCLOSED REAR COURTYARD

- THREE DOUBLE BEDROOMS - 2ND FLOOR COULD BE CONVERTED TO A BEDROOM/ENSUITE/ WALK IN WARDROBE OR DRESSING AREA
- GAS CENTRAL HEATING - IDEAL LOGIC COMBI BOILER - MOSTLY UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
- STYLISH AND MODERN KITCHEN DINER - INTEGRATED OVEN, GRILL, WARMING DRAWER, FOUR RING INDUCTION HOB, EXTRACTOR, FRIDGE, THREE DRAWER FREEZER AND DISHWASHER - PLENTY OF SPACE FOR A TABLE
- CONTEMPORARY BATHROOM WITH WHITE SUITE AND SHOWER OVER BATH
- SHORT DRIVE INTO THE BEAUTIFUL PEAK DISTRICT - EASY ACCESS TO THE M1 MOTORWAY
- CLOSE TO THE MAY RETAIL PARKS IN THE AREA AND MAIN COMMUTER ROUTES





NO CHAIN - IDEAL FOR INVESTORS ALIKE...Nestled in a cul de sac location on the edge of the town centre of Chesterfield, this delightful mid terraced house offers a perfect blend of character and modern living. Built in the early 1900s, this property boasts a rich history while providing all the comforts of contemporary life.

Spanning an impressive 852 square feet over three floors, the home features a welcoming reception room that serves as an ideal space for relaxation or entertaining guests. Stylish kitchen diner with shaker style soft close units and drawers, integrated oven/grill, steamer oven, hob, extractor, fridge, freezer, dishwasher, oven, grill and warming drawer.

Upstairs the property comprises two well-proportioned bedrooms on the first floor and a large bedroom on the second floor, this could be renovated to include an en suite and dressing room.....making it perfect for families or those seeking extra space for a home office, gym or guest room. The modern bathroom is conveniently located, with white suite including a shower over bath, ensuring ease of access for all residents.

To the rear is an easy to maintain enclosed courtyard, On street parking is available to the front of the property.

The location on New Street places you within easy reach of Chesterfield's vibrant town centre, where you can enjoy a variety of shops, cafes, retail parks and local amenities. The area is well-connected, with excellent transport links to nearby towns and cities, Peak District and M1 motorway Junct 29 making it an ideal choice for commuters.

This property is a wonderful opportunity for anyone looking to settle in a charming and historic part of Derbyshire. With its blend of period features and modern convenience, this terraced house is sure to attract interest from a range of buyers. Don't miss the chance to make this lovely home your own.

****VIDEO TOUR - TAKE A LOOK AROUND****

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ENTRANCE HALL/STAIRS AND LANDING

Welcoming entrance hall with a composite front door, painted décor, and tiled flooring to the entrance area. Stairs and landing are finished with fitted carpet, creating a warm and cohesive flow throughout the home.

LOUNGE

11'11" x 9'3" (3.64 x 2.84)

A comfortable living space featuring wooden laminate flooring, painted décor, a UPVC double-glazed window, and a radiator.

KITCHEN DINER

12'5" x 11'11" (3.80 x 3.64)

A stylish and well-appointed kitchen/diner featuring tiled flooring, painted décor, and inset spotlights. The space is fitted with sage green shaker-style units with soft-close doors and drawers, complemented by a composite 1.5 bowl sink with a chrome and black mixer tap. Integrated appliances include a fridge, three-drawer freezer, oven/grill, steamer oven with warming drawer, dishwasher, a four-ring induction hob, and extractor. Additional benefits include a UPVC window, radiator, and a composite stable door providing access to the outside.

BATHROOM

9'1" x 4'5" (2.78 x 1.35)

A modern bathroom featuring laminated tile-effect flooring and fully tiled walls. The suite includes a low-flush WC, a ceramic sink set into a vanity unit with chrome mixer tap, and a bath with a chrome rainfall shower over and folding glass screen. Additional features include a wall-mounted radiator, UPVC frosted window for privacy, and inset spotlights.

BEDROOM ONE

11'10" x 9'2" (3.63 x 2.81)

A spacious double bedroom located to the front of the property, featuring painted décor, a fitted carpet, a UPVC double-glazed window, and a radiator.

BEDROOM TWO

11'11" x 7'6" (3.64 x 2.30)

A well-proportioned bedroom finished with painted décor and fitted carpet, benefiting from a UPVC double-glazed window and a radiator.

BEDROOM THREE (2ND FLOOR)

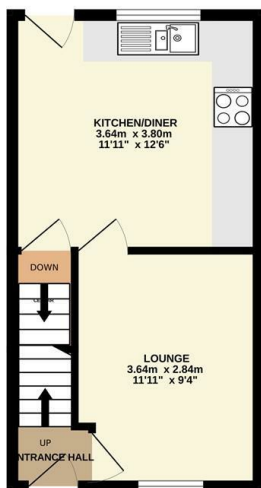
23'0" x 11'9" (7.03 x 3.59)

A spacious double bedroom featuring painted décor, accessed via stairs from Bedroom One. The room benefits from a wooden-framed skylight providing natural light, along with a fitted radiator.

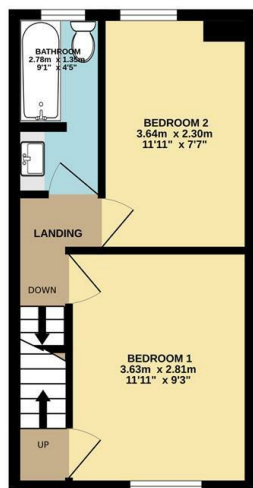
EXTERNAL

A private, enclosed courtyard featuring a patio area and a raised deck, ideal for outdoor dining and entertaining.

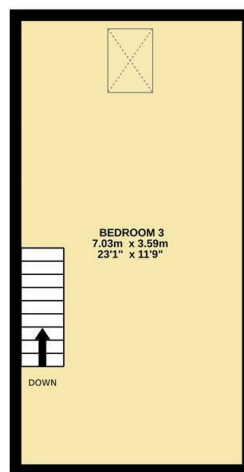
GROUND FLOOR
27.7 sq.m. (298 sq.ft.) approx.



1ST FLOOR
26.2 sq.m. (282 sq.ft.) approx.



2ND FLOOR
25.2 sq.m. (272 sq.ft.) approx.



TOTAL FLOOR AREA : 79.1 sq.m. (852 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GENERAL INFORMATION

EPC Rating TBC
Council Tax Band A - Chesterfield Borough Council
Tenure: Freehold
Total Floor Area - 852.00 sq ft / 79.1 sq m
Gas Central Heating - Ideal Logic Combi Boiler - Fitted 2012
Alarmed
damp Proof Course Fitted 2017 - 30 Year Warranty
Cavity Wall Insulation Fitted 2014 - 25 Year Warranty

RESERVATION AGREEMENT MAY BE 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.

MORTGAGE ADVICE

If you require mortgage advice then this can be provided by our sister company Bishop and Co Mortgages, please call us for more details

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.

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Mansfield, NG1
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Clowne, S43 4JN
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