



Thanet Street, Clay Cross, Chesterfield, Derbyshire S45 9JT

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 EPC D

£90,000

P I N E W O O D





# Thanet Street Clay Cross Chesterfield Derbyshire S45 9JT

**£90,000**

**2 bedrooms  
1 bathrooms  
2 receptions**

- NO CHAIN - THE PERFECT STARTER HOME OR INVESTMENT PROPERTY - MODERNISATION REQUIRED - INVESTORS FANCY MAKING APROX. 10% GROSS YIELD?
- LOCATED IN THE HEART OF THE TOWN OF CLAY CROSS - CLOSE TO ALL THE NEARBY AMENITIES
- GAS CENTRAL HEATING (COMBI BOILER) - UPVC DOUBLE GLAZING - COUNCIL TAX BAND A
  - SOUTH FACING ENCLOSED REAR GARDEN
  - ON STREET PARKING AVAILABLE TO THE FRONT OF THE PROPERTY
- EASY ACCESS TO THE MAIN COMMUTER ROUTES, M1 MOTORWAY JUNCT 29 AND PEAK DISTRICT
  - SHORT DRIVE TO THE TOWNS OF ALFRETON AND CHESTERFIELD
  - TWO DOUBLE BEDROOMS
- MODERN BATHROOM WITH WHITE SUITE AND SHOWER OVER SHAPED BATH
  - OPEN PLAN KITCHEN TO DINING AREA WITH USEFUL STORE







AN INVESTMENT OPPORTUNITY AWAITS (Approx. 10% Gross yield) with this two double bedroom mid-terrace property, offered for sale with no upward chain. Requiring a programme of modernisation, the home presents a fantastic blank canvas for investors or first-time buyers looking to step onto the property ladder and create a home tailored to their own tastes.

Situated within a popular residential area in heart of the bustling town of Clay Cross, the property enjoys convenient access to a wide range of local amenities including shops, bars, pubs, restaurants and supermarkets, along with excellent commuter links. Close to the towns of Alfreton and Chesterfield and the stunning Peak District is just a short drive away, and there is easy access to the M1 motorway, making this an ideal location for commuters.

The accommodation is entered via a uPVC front door leading into the lounge. Internal doors open through to a dining room which flows openly into the kitchen. The kitchen provides space and plumbing for a washing machine, space for a cooker, integrated fridge and freezer, and a door giving access to the rear garden.

To the first floor are two well-proportioned double bedrooms, both ready to be personalised, along with a modern bathroom fitted with a white suite including a shaped bath and shower over. Externally, there is on-street parking available to the front, while to the rear is an enclosed south-facing garden with patio and lawn.

The property further benefits from a new roof to the kitchen area, installed in 2025.

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

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### LOUNGE

10'6" x 12'3" (3.22 x 3.74)

The property is accessed via a uPVC entrance door which opens into a well-presented lounge featuring a combination of painted and wallpapered décor. The room benefits from a radiator, fitted carpet and a feature fireplace creating an attractive focal point. Stairs rise to the first floor landing, with a door leading through to the kitchen diner.

### DINING ROOM

13'8" x 12'5" (4.17 x 3.81)

The dining room offers a bright and versatile space, open plan to the kitchen creating an ideal layout for modern living and entertaining. The room benefits from useful storage, a radiator and fitted carpet, complemented by painted décor and coving to the ceiling.

### KITCHEN

13'7" x 9'4" (4.15 x 2.86)

The kitchen is fitted with a range of cream wall and base units incorporating drawers, offering ample storage and preparation space. There is an integrated fridge and freezer, space for a cooker, and space and plumbing for a washing machine. The room features a combination of painted and wallpapered décor, complemented by practical lino flooring. A full-length uPVC window allows for plenty of natural light, with a matching uPVC door providing direct access to the rear garden. An extractor fan is also in place.

### BEDROOM ONE

13'5" x 12'3" (4.10 x 3.74)

Bedroom One is a generous double room positioned to the front aspect of the property, enjoying natural light via a uPVC window. The room benefits from a radiator, fitted carpet, painted décor and decorative coving to the ceiling, creating a comfortable and well-presented space.

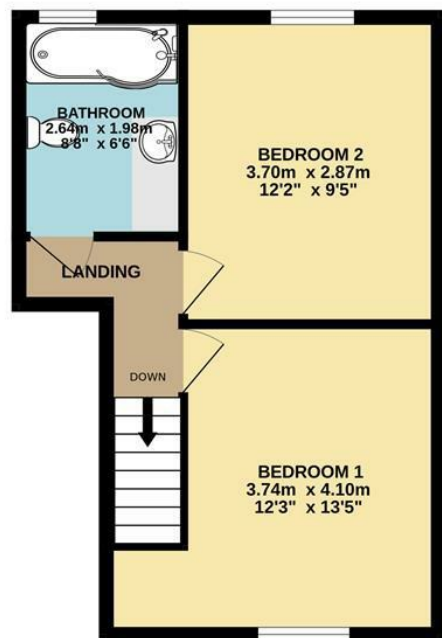
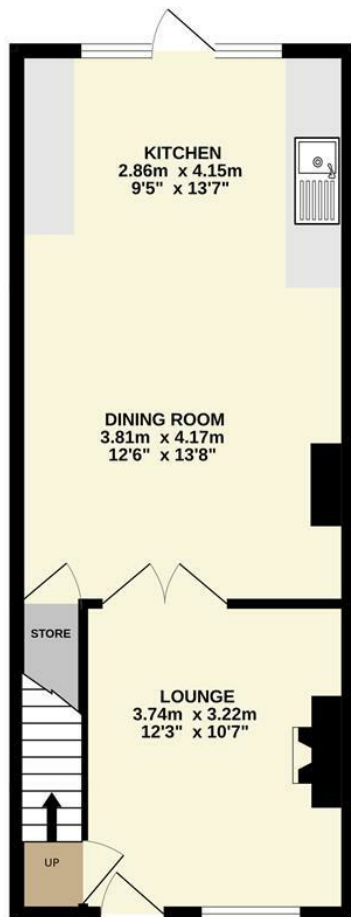
### BEDROOM TWO

12'1" x 9'4" (3.70 x 2.87)

Bedroom Two is a spacious double bedroom situated to the rear of the property, overlooking the garden and benefiting from pleasant natural light through a uPVC window. The room features a radiator, fitted carpet, a combination of painted and wallpapered décor, and decorative coving to the ceiling, providing a comfortable retreat.

GROUND FLOOR  
40.7 sq.m. (438 sq.ft.) approx.

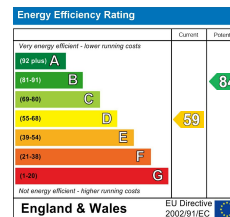
1ST FLOOR  
33.4 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA : 74.1 sq.m. (798 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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## BATHROOM

6'5" x 8'7" (1.98 x 2.64)

The modern bathroom is stylishly appointed and features painted décor complemented by tiled-effect vinyl flooring. The suite comprises a low flush WC, shaped bath with glass screen and shower over, and a ceramic wash hand basin set within a range of storage cupboards with a laminated worktop and chrome mixer tap. A wall-mounted radiator provides warmth, and a uPVC frosted window allows for natural light while maintaining privacy..

## EXTERIOR

To the rear of the property is a fully enclosed, south-facing garden enjoying a good degree of privacy and sunshine throughout the day. The garden is thoughtfully tiered and features a patio seating area, ideal for outdoor dining and entertaining

## GENERAL INFORMATION

New Roof on Kitchen 2024

Gas Central heating - Combi Boiler

uPVC Double Glazing

EPC Rated D

Council Tax Band A - NEDDC

Total Floor Area

## 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

Should you require it, we are able to provide mortgage advice through our sister company, Bishop & Co Mortgage Services, Please ask us for more details

## 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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