



****GREAT CONVENIENT LOCATION**** **TWO DOUBLE BEDROOMS**** This is a TWO bed mid terraced property in a convenient location close to all the local amenities, within walking distance to the town centre and great for commuter access, M1 motorway and on a bus route. The property comprises of a lounge, modern dining kitchen with a hallway through to a downstairs modern bathroom with white suite and shower over bath. To the upstairs are two generous double bedrooms. The property is set back from the road and has a patio area and generous fully enclosed garden mainly laid to lawn. uPVC Double Glazing and Gas Central Heating. PETS ARE NEGOTIABLE AND NON WORKING APPLICANTS ACCEPTED WITH A GUARANTOR.

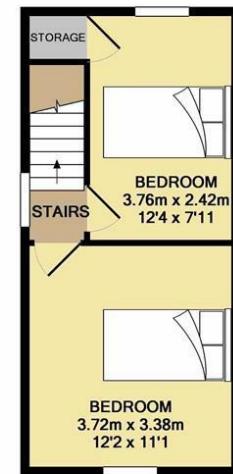
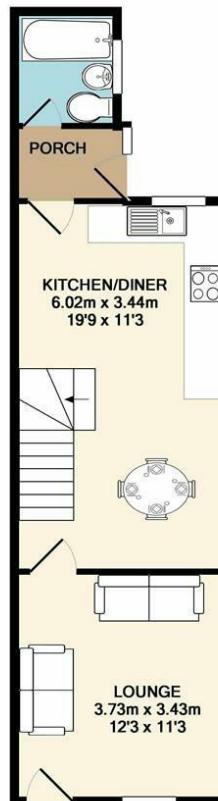
****VIRTUAL VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

****PLEASE CALL PINEWOOD PROPERTIES FOR INFORMATION ON HOW TO APPLY****

- East Facing Rear Garden and Patio
- Downstairs Modern Bathroom with White Suite and Shower over Bath
- uPVC Double Glazing and Gas Central Heating
- Great for commuter access to M1
- Close to Town Centre/Train Station/M1 Motorway
- Large Modern Dining Kitchen
- Neutral Decor and Grey Carpets
- Two Double Bedrooms
- Close to Local Amenities
- Pets Are Negotiable -Council Tax Band A - Bond £750



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current		Potential	
Very energy efficient - lower running costs (92 plus) A	87	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	89
(81-91) B	65	(81-91) B	46
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(31-54) E		(31-54) E	
(21-30) F		(21-30) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



1ST FLOOR
APPROX. FLOOR
AREA 25.6 SQ.M.
(276 SQ.FT.)

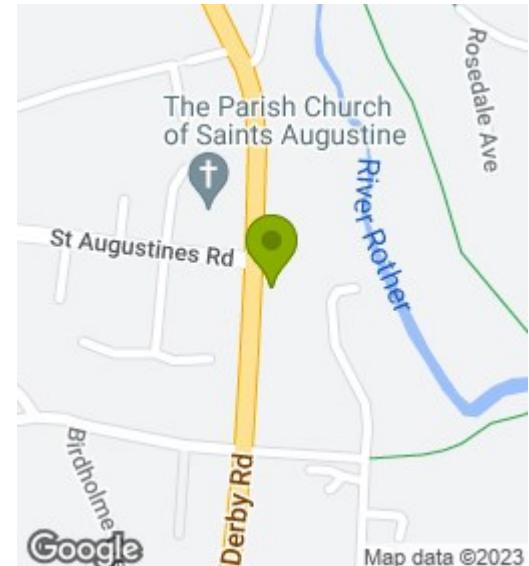
GROUND FLOOR
APPROX. FLOOR
AREA 38.8 SQ.M.
(417 SQ.FT.)

TOTAL APPROX. FLOOR AREA 64.4 SQ.M. (693 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Pinewood
Property Sales



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 or further information on any points, 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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