



Baden Powell Road, Chesterfield, Derbyshire S40 2SL

 2  1  1  EPC D

£120,000

PINEWOOD



Baden Powell Road

Chesterfield Derbyshire S40 2SL

£120,000

**2 bedrooms
1 bathrooms
1 receptions**

- No Chain - Ideal for the First Time Buyer or Investor
- Neutral Carpets and Flooring Downstairs - Neutral Décor Throughout
- South West Facing Fully Enclosed Easily Maintained Courtyard Rear Garden
 - Large Modern Kitchen Diner with Built in Oven, Hob and Extractor
 - Downstairs Modern Bathroom with Shower over Bath
- Gas Central Heating - Combi Boiler - uPVC Double Glazing - Freehold - Council Tax Band A
- Great for Access to M1 Motorway Junct 29 and Main Commuter Routes
- Two Reception Rooms and Two Double Bedrooms - One with Built in Storage
- Close to Chesterfield Town Centre, Walking Distance to Queens Park Leisure Centre and Nearby Retail Parks
 - On Street Parking To The Front of the Property



Charming Two Double Bedroom End-Terrace with South-West Facing Courtyard – Close to Chesterfield Town Centre

Pinewood Properties are pleased to present this well-maintained two double bedroom end terraced home, ideally situated on the outskirts of Chesterfield town centre, this property offers convenient access to local amenities, excellent transport links including the M1 motorway, and regular public transport routes.

Internally, the accommodation is tastefully decorated in neutral tones and briefly comprises a welcoming lounge, spacious modern kitchen/diner fitted with an integrated oven, hob and extractor, plus space and plumbing for a dining table, washing machine and fridge freezer. To the rear is a practical porch and a stylish ground floor bathroom with a white suite and shower over the bath.

Upstairs offers two generously proportioned double bedrooms, one with built in storage/wardrobe. Externally, there is a small walled forecourt to the front and benefiting from a south-west facing, low-maintenance rear courtyard, perfect for enjoying the afternoon sun.

Further benefits include uPVC double glazing and gas central heating via a combi boiler.

Virtual Video Tour Available - Take a Look Around

For further information or to arrange a viewing, please contact Pinewood Properties.

LOUNGE

11'9" x 10'9" (3.60 x 3.30)

Upon entering the property through the uPVC front door, you are welcomed into the reception room, featuring neutral décor, fitted carpet, a central heating radiator, and a uPVC window providing natural light.

KITCHEN DINER

11'9" x 10'11" (3.60 x 3.34)

The spacious kitchen/diner is fitted with a range of beech-effect wall, base, and drawer units, complemented by a matching laminate worktop. Appliances include an integrated electric oven, hob, and extractor fan. There is space and plumbing for a washing machine, along with room for a tall fridge freezer and a dining table. The kitchen also features a stainless steel sink with mixer tap, grey wood-effect vinyl flooring, neutral painted décor, a central heating radiator, and a uPVC window providing natural light.

GROUND FLOOR BATHROOM

6'11" x 5'4" (2.12 x 1.64)

The modern, fully tiled bathroom is fitted with a white three-piece suite comprising a bath with shower over and glass screen, a pedestal hand basin with chrome mixer tap, and a low flush WC. Additional features include inset ceiling spotlights, a wall-mounted chrome towel radiator, grey wood-effect vinyl flooring, and a uPVC window for natural ventilation.

BEDROOM ONE

11'11" x 10'11" (3.64 x 3.34)

The rear-facing bedroom could serve as the main or guest bedroom, with both rooms being of similar generous proportions. It features neutral carpet, tasteful neutral décor, a central heating radiator, and a uPVC window allowing in plenty of natural light. With built in storage cupboard/wardrobe.

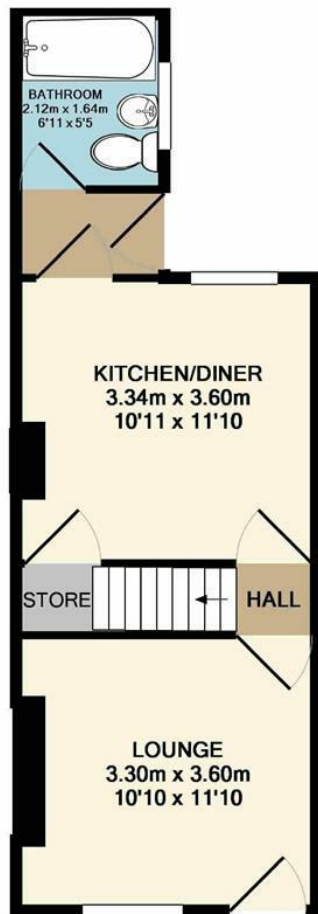
BEDROOM TWO

11'11" x 9'10" 108'3" (3.64 x 3 33)

The front-facing bedroom could serve as the main or guest bedroom, with both rooms being of similar generous proportions. It features neutral carpet, tasteful neutral décor, a central heating radiator, and a uPVC window allowing in plenty of natural light.

EXTERIOR

The property is set back from the road via a small walled forecourt, on street parking is available. To the rear is a south west facing enclosed easy to maintain courtyard mainly gravel with a feature tree.

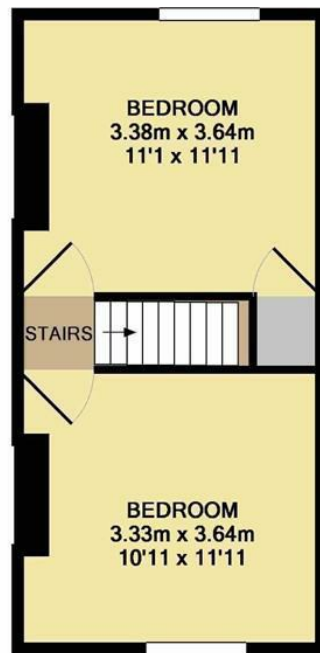


GROUND FLOOR
APPROX. FLOOR
AREA 32.2 SQ.M.
(347 SQ.FT.)

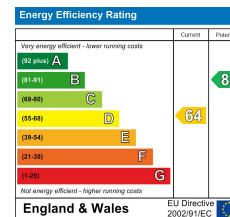
TOTAL APPROX. FLOOR AREA 59.1 SQ.M. (636 SQ.FT.)

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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1ST FLOOR
APPROX. FLOOR
AREA 26.9 SQ.M.
(289 SQ.FT.)



GENERAL INFORMATION

COUNCIL TAX BAND - A - CHESTERFIELD BOROUGH COUNCIL
TENURE - FREEHOLD
TOTAL FLOOR AREA - 636.00 SQ FT / 59.1 SQ M
EPC RATING - D RATED
GAS CENTRAL HEATING - COMBI BOILER
UPVC DOUBLE GLAZING
LOFT - INSULATION FITTED 2023

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 appliances/white goods advertised may not be in situ and have not been tested. If there are any points which are of particular importance to you or any particular appliances or white goods required please check with the office and we will be pleased to check the position on these.

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.

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PINEWOOD



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CHESTERFIELD
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