



Guide Price £350,000 Freehold

156 ASHOVER ROAD | OLD TUPTON | CHESTERFIELD | S42 6HG

**BuckleyBrown**  
ESTATE AGENTS

\*This property is for sale by the Modern Method of Auction\*

Welcome to this delightful two/three bedroom property, full of charm and character, and perfectly positioned in the desirable area of Old Tupton, Chesterfield. With excellent local amenities, transport links, and schools nearby, this home is well-suited for a variety of buyers, offering both comfort and practicality.

Step inside via the welcoming entrance hall, which sets the tone for the character found throughout. The kitchen is a functional and inviting space, designed with ample cabinetry and worktop areas, making it ideal for everyday cooking and meal preparation. From here, you move into the cosy living room, a true highlight of the property, boasting an exposed stone feature fireplace that creates a warm and inviting atmosphere. A door leads seamlessly into the dining room, offering a lovely spot for family meals or entertaining guests. The ground floor further offers a well-proportioned bedroom complete with fitted wardrobes, ensuring excellent storage solutions. Completing this level is a stylish bathroom, fitted with a four-piece suite.

Heading upstairs, you will find another generous bedroom filled with natural light from Velux windows. This level also provides access to an additional reception room, also featuring Velux windows, which offers fantastic versatility — whether used as a third bedroom, home office, or hobby room, the choice is yours.

Externally, the front of the property features a driveway and garage, providing ample off-street parking. To the rear, the garden is a true retreat, offering space for outdoor dining, relaxing, and socialising. It is perfectly suited to both everyday enjoyment and hosting family or friends.

Call today to book your viewing!





### Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is

considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

### Entrance Hall

With tiled flooring, stairs rising to the first floor, a built in storage cupboard and surrounding doors providing access into;

### Kitchen 12'1" x 11'11"

The kitchen is fitted with a range of cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level oven, gas hob with hood over and space for appliances.

### Living Room 12'10" x 16'10"

With carpeted flooring, windows to the side

elevations, sliding doors to the front elevation and an exposed stone feature fireplace. With a door providing access into the dining room.

### Dining Room 12'2" x 14'3"

With laminate flooring and a window to the front elevation.

### Bedroom Three 9'10" x 12'0"

With carpeted flooring, fitted wardrobes and windows to the rear elevation.

### Bathroom 6'10" x 11'11"

Complete with a four piece suite including a shower, bath, low flush WC and a hand wash basin. With a window to the rear elevation.

### Bedroom Two 11'9" x 14'2"

With laminate flooring, velux windows, access to a WC and a door providing access into the reception room/ Bedroom One.

### Reception Room/ Bedroom One 9'8" x 13'2"

With laminate flooring, fitted wardrobe and velux windows.

### Outside

The front of the property offers a driveway and garage, providing ample off-street parking. the rear garden is perfect for outdoor dining, relaxing and socialising.

### Garage 9'2" x 22'6"

Accessible from the front and side elevation.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

156 ASHOVER ROAD  
OLD TUPTON  
CHESTERFIELD  
S42 6HG



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

**BuckleyBrown**  
ESTATE AGENTS

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.