

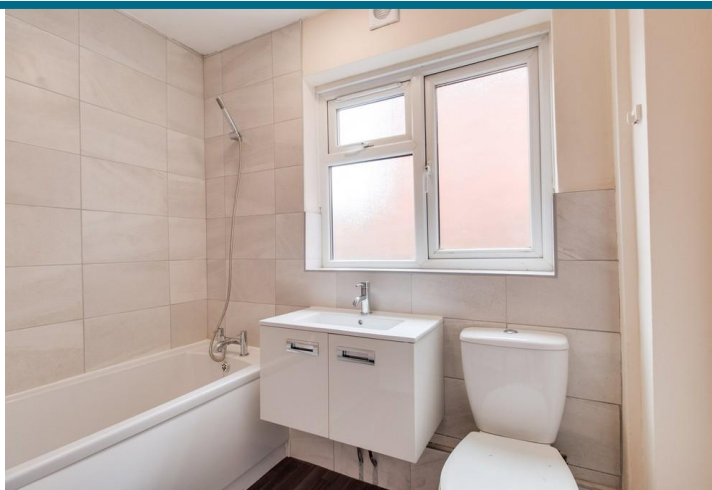


Charles Street, Brampton, Chesterfield

FRESHLY RENOVATED this 2 Bed Terraced is ideal for FIRST TIME BUYERS or INVESTORS

£100,000

- Newly Renovated
- Modern Kitchen
- Stylish Bathroom
- Popular Location



The most delightful home situated in a much sought after area. Set within a ten minute drive to the Peak District; picture perfect and superb for walking and cycling with the most splendid picnic spots, as seen on National television.

Brampton has become a very popular place to live due to great schools and its close proximity to Chesterfield town which benefits from high street shopping, fine cuisine and great rail links.

Boasting a variety of local amenities, including easy access to the motorway network, useful bus routes, large supermarkets and highly recommended schools.

Set back off the main Chatsworth Road which offers bars, restaurants and rare shops in the affluent Brampton area of Chesterfield.

This home has been sincerely loved and cared for, with double glazed throughout and a great gas central heating system you can be assured you'll be kept warm all year round.

LOUNGE

13' 0" x 12' 4" (3.96m x 3.76m)

Situated at the front of the property, this room benefits from a large window making the room full of natural sunlight.

KITCHEN

12' 4" x 11' 7" (3.76m x 3.53m)

Made up of a range of very attractive wall/base units, fitted with a modern wooden worktops, oven, hob, extractor, stainless steel sink with mixer tap and drainer. Part tiled grey, for a splash back, and fitted with complimentary flooring. A further perk includes a large under stairs cupboard, which creates ample storage.

DOWNSTAIRS BATHROOM

7' 7" x 6' 3" (2.31m x 1.91m)

Fitted with a white bathroom suite with shower over bath facility. This family bathroom benefits from attractive neutral tiles a large frosted window allowing for plenty of natural light and ventilation.

MASTER BEDROOM

13' 0" x 12' 4" (3.96m x 3.76m)

Situated at the front of the property this spacious room will easily accommodate a double bedroom setup with storage solutions.

BEDROOM TWO

11' 7" x 9' 1" (3.53m x 2.77m)

Over looking the rear garden this spacious 2nd bedroom has ample space for a double bedroom layout.

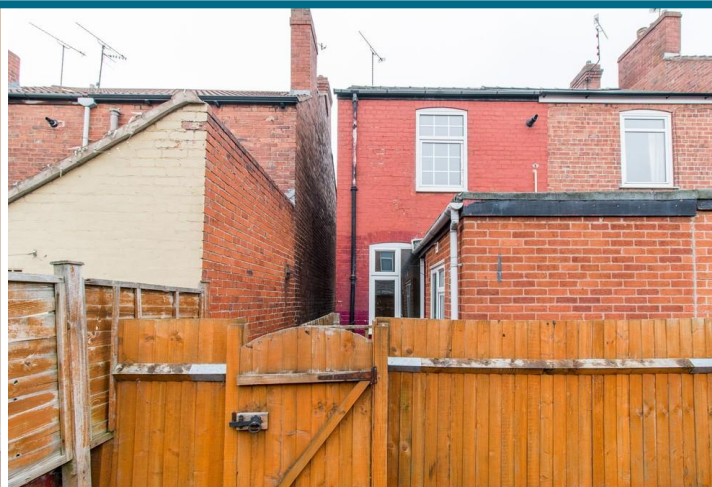
EXTERNAL

Set on a quiet backstreet in Brompton this property has space for on street parking. To the rear the property benefits from a private rear garden with outside storage.

DAYLIGHT VIEWING RECOMMENDED

No work is required to move in to this lovely property and we expect it to achieve roughly £450pcm, boasting an attractive 5.4% yield, therefore, making this a great rental property for a landlord.

We do not anticipate this property to be available for very long, viewings can start immediately, please contact our office to make arrangements on 01246220160.



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

77 Low Pavement

Chesterfield

Derbyshire

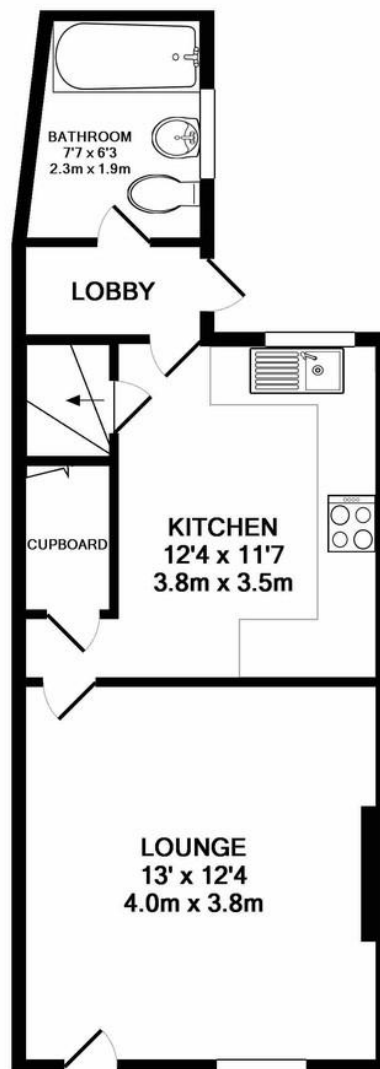
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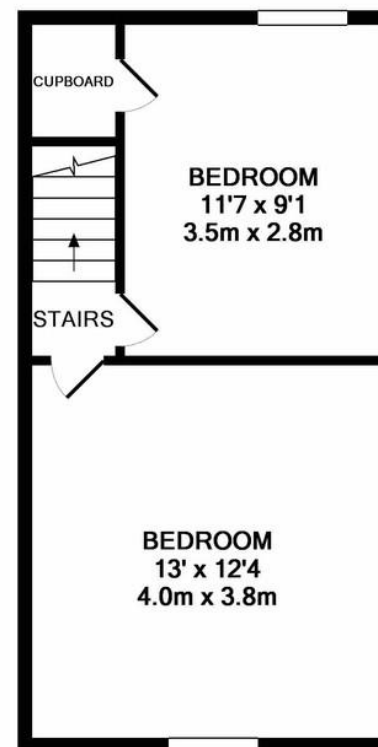
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(59-68)	D		
(39-54)	E	51	51
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 303 SQ.FT.
(28.2 SQ.M.)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements