



7 Calver Avenue, North Wingfield, Chesterfield, S42 5WA

Offers Around £139,950

- Modern Town House
- Well Presented
- Kitchen
- TWO Bedroom
- Garden & Parking
- Popular Location
- Reception Room
- Cloakroom / WC
- Bathroom
- Ideal for FTB's

7 Calver Avenue, Chesterfield S42 5WA

****Modern Two Bedroom End Town House****

Situated within a popular residential development in North Wingfield, this modern TWO bedroom End Town House offers well presented accommodation and is ideally suited to First-Time Buyers, a Young Family, or Investors.

Conveniently located close to a range of local amenities, schools, transport links, the property also offers easy access to Chesterfield town centre and the surrounding areas.

The property provides comfortable and practical living space throughout, with a welcoming lounge and a fitted kitchen, whilst to the first floor are two well proportioned bedrooms and a bathroom.

Externally, with a side garden providing outdoor space and two allocated parking spaces. .

An excellent opportunity to acquire a modern home in a sought-after location, with viewing highly recommended.

Total Floor Area; 565 2 Sq Ft / 52.5 Sq.M



Council Tax Band: A



Reception Room

16'6" x 9'1"

Kitchen

7'7" x 6'3"

Cloakroom / WC

First Floor

Bedroom

10'2" x 10'0"

Bedroom

10'2" x 6'11"

Bathroom

6'10" x 6'0"

Right of Access

Right of way at the rear is entitled to the neighbour to access their property.

AML

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers, which are essential to our Customer Due Diligence obligations, which must be done before any property can be marked as sold subject to contract. These rules are set by law and enforced by trading standards.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

The Consumer Protection (Amendment) Regulations 20

Only items referred to in these particulars are

included in the sale.

We are informed by the Vendors, upon our property appraisal that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

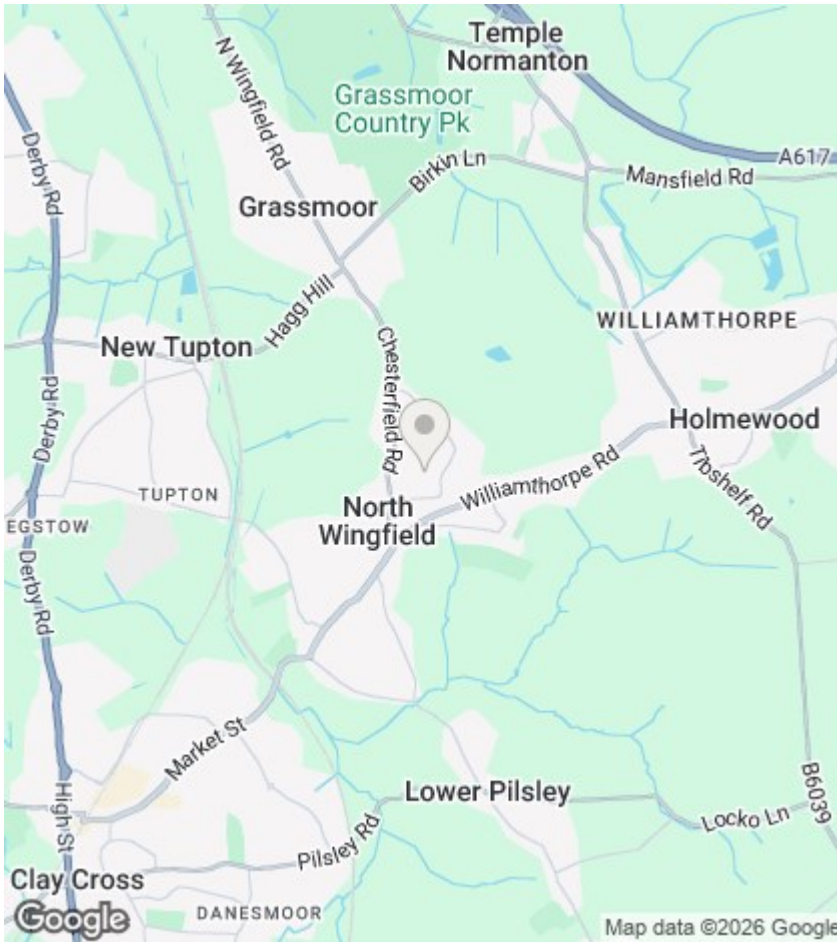
No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.







Directions

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

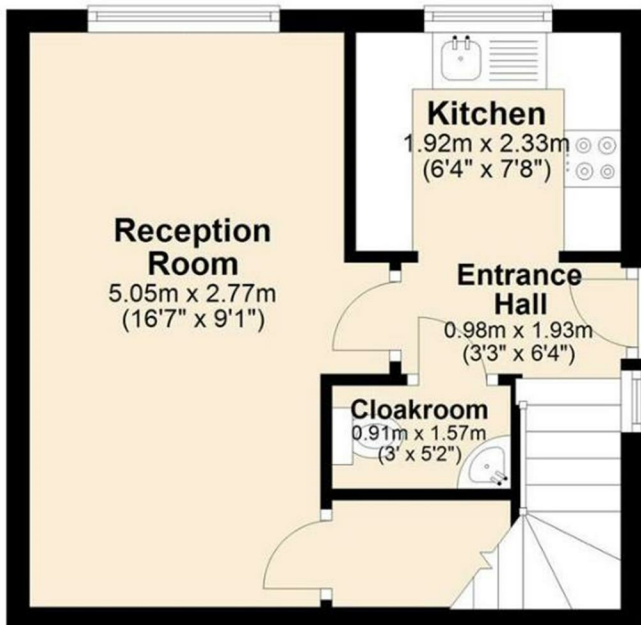
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 26.3 sq. metres (282.6 sq. feet)



First Floor

Approx. 26.3 sq. metres (282.6 sq. feet)



Total area: approx. 52.5 sq. metres (565.2 sq. feet)