



3 Compton Street, Chesterfield, S40 4TA

Asking Price £120,000

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We are acting in the sale of the above property and have received an offer of £110,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

This TWO Bedroom Townhouse offers an excellent opportunity for first-time buyers, investors, or anyone looking to add value with some basic updating!

Ideally positioned close to Chesterfield town centre, the property enjoys easy access to local shops, cafés, public transport and major commuter routes.

Inside, the home features a spacious living area, dining room leads to a well proportioned kitchen, cellar and to the first floor are TWO good sized bedrooms and bathroom.

Outside, the property benefits from a hedgerow screened front garden and a private rear yard, perfect for low maintenance outdoor space.

With great potential to modernise and make your own, this property offers excellent potential in a sought after central location and a perfect project with plenty of promise.



Council Tax Band: A



Entrance Hall

Lounge

14'9" x 10'4"

Dining Room

13'10" x 11'10"

Kitchen

18'7" x 6'2"

Cellar

12'1" x 10'6"

First Floor - Landing

Bedroom

13'10" x 9'3"

Bedroom

11'11" x 9'10"

Bathroom

11'10" x 6'10"

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.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant 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.

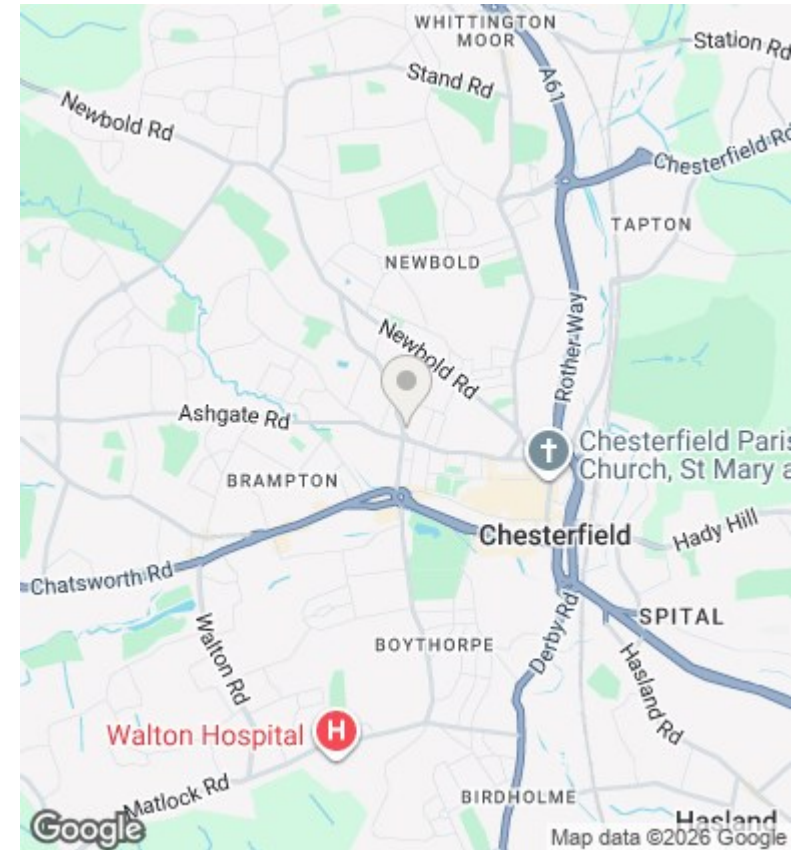






Total floor area: 98.6 sq.m. (1,061 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Directions

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	