



## New Street, Chesterfield, S44

**£67,500**

Offers Over

**Tenure:** Freehold, **Bedrooms:** 3

We are delighted to bring to the market this Three Bed Terraced House located on New Street on the outskirts of Chesterfield in Bolsover. The property offers an ideal first home & investment opportunity full of potential! The property compri

## Key features:

- Ideal Investment Opportunity
- Three Generous Sized Bedrooms
- Traditional Family Bathroom
- Spacious Reception Room
- Kitchen With Storage
- Enclosed Garden
- Ample On Street Parking
- Close To Local Amenities
- No Onward Chain
- Viewing Highly Recommended

## Extra info:

- **Property Age:** 57 years
- **Council Tax:** Band A (£1268.94 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



*We are delighted to bring to the market this Three Bed Terraced House located on New Street on the outskirts of Chesterfield in Bolsover. The property offers an ideal first home & investment opportunity full of potential! The property comprises: Three generous sized bedrooms, family bathroom, ample storage throughout, spacious kitchen & a living room. To the outside is an enclosed garden with mature shrubs, patio area & ample on street parking. The property is in close proximity of local amenities, countryside walks, local transport links, schools catchment area, a short drive to Chesterfield, Mansfield, Sheffield & motorway links. Ideal first home & investment opportunity. Viewing highly recommended.*

## **Living Room**

Living Room with a double glazed window, power points, TV point & single radiator.

## **Kitchen**

Kitchen with ample room for appliances, sink with drainage, power points, a double glazed window & understairs storage.

## **Master Bedroom**

Master Double Bedroom with built in storage, a double glazed window, single radiator & power points.

## **Family Bathroom**

Family Bathroom with bath & overhead shower, toilet, wash basin & a double glazed frosted window.

## **Bedroom Two**

Double Bedroom with a double glazed window, power points & single radiator.

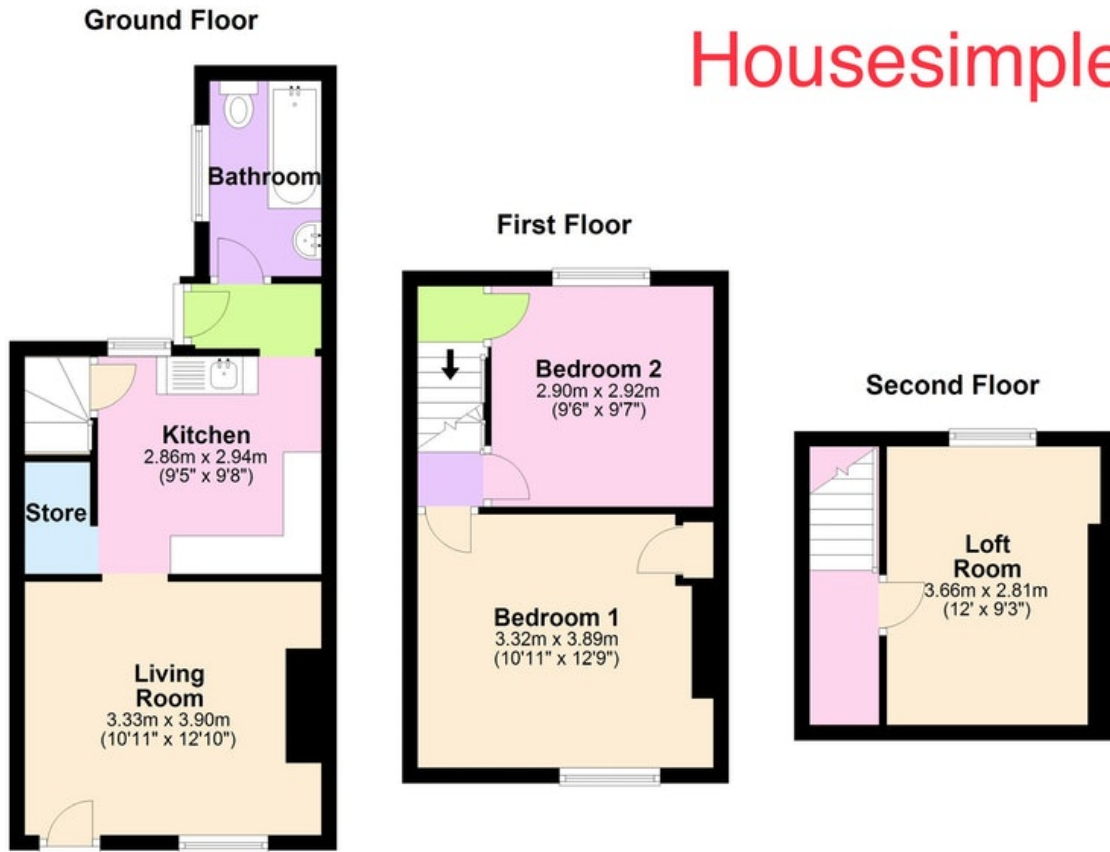
## **Loft Room**

Fully converted Loft Room to a double bedroom with a double glazed window & power points.

## **Outside**

Enclosed rear garden with mature shrubs, patio area & ample on street parking.

Floor plan:



Housesimple

## Energy Performance Certificate:

### Energy Performance Certificate

**10, New Street, Bolsover, CHESTERFIELD, S44 6NH**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 8586-6623-8110-0365-0992
<b>Date of assessment:</b> 15 July 2016	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 16 July 2016	<b>Total floor area:</b> 69 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,188</b>
<b>Over 3 years you could save</b>	<b>£ 1,518</b>

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 264 over 3 years	£ 141 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;">                     You could save <b>£ 1,518</b> over 3 years                 </div>
<b>Heating</b>	£ 3,339 over 3 years	£ 2,313 over 3 years	
<b>Hot Water</b>	£ 585 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 4,188</b>	<b>£ 2,670</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		73	
(39-54) <b>E</b>	41		
(1-38) <b>F</b>			
Not energy efficient - higher running costs			

#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 174
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 96
3 Low energy lighting for all fixed outlets	£35	£ 99

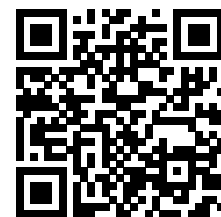
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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### MISREPRESENTATION ACT, 1967.

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