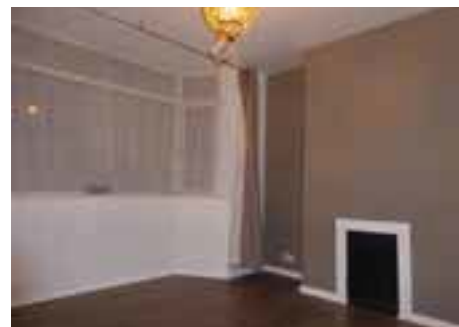


35 Bevan Drive, Inkersall, Chesterfield, Derbyshire S43 3HE

*GUIDE PRICE: **£95,000+** (plus fees)



An excellent opportunity to purchase a three bedroomed semi-detached house.

The property benefits from a side extension, gas fired central heating (not tested), and uPVC double glazed windows. The property has undergone a scheme of refurbishment works and is thought to be of interest to the owner occupier or investor, having a potential rental income in the order of £600 per calendar month (£7200 per annum).

Description:

Ground Floor: An entrance door leads to the spacious entrance hall. Lounge, 3.6m x 3.0m, having front facing double glazed bay window, and radiator. Dining Room, 3.6m x 4.1m, having rear facing double glazed window and radiator. Kitchen, 4.1m x 2.7m, having a modern range of base and wall units, insert stainless steel sink/drain, space for cooker, and double-glazed window. WC, 1.8m x 0.8m. Useful Store, 1.8m x 1.0m. Utility Room, 2.9m x 2.0m, having base and wall units.

First Floor: A flight of stairs leads to the first floor. Bedroom One, 3.6m x 3.1m, having front facing double glazed window and radiator. Bedroom Two, 4.1m x 3.6m, having rear facing double glazed window and radiator. Bedroom Three, 2.7m x 2.5m, having front facing double glazed window and radiator. Bathroom, having a partly tiled mosaic suite, comprising bath with mixer shower, pedestal wash hand basin, low flush WC, rear facing double glazed window and heated chrome towel rail.

Outside: The outside sees gardens to the front and rear, laid mostly to lawn.

Location: The property is located to the Inkersall area of Chesterfield, having all the usual local amenities and facilities nearby.



GROUND FLOOR AREA APPROX. 115.00 SQ. M (1250 SQ. FT.)

FIRST FLOOR AREA APPROX. 115.00 SQ. M (1250 SQ. FT.)

TOTAL APPROX. FLOOR AREA 230.00 SQ. M (2500 SQ. FT.)

Tenure: See Legal Pack

Local Authority: Chesterfield Borough Council

Solicitors: Banner Jones Solicitors, 24 Glumangate, Chesterfield, S40 1UA. Tel: 01246 560560. Ref: Laura Barlow.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £1950 plus VAT (£2340 inc VAT), payable on completion.

Administration Charge: £950 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.