

Marketing Preview



11 Royal Oak Court, Mastin Moor, Chesterfield, S43 3FF

£170,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



**** GUIDE PRICE £170,000 - £180,000 **** A fantastic opportunity to purchase this three double bedroom townhouse which is situated over three storeys. Being well presented throughout, having two bathrooms and a downstairs WC. Also having maintained gardens and two allocated parking spaces situated in a secure gated car park. Close to amenities and road links to the M1 Motorway and the City Centre. Perfect for first time buyers or families alike!

SUMMARY

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KITCHEN 10'7" x 12'7"

Enter via uPVC door into the modern and stylish kitchen having ample wall and base units, contrasting worktops and tiled splash back. Integrated oven, gas hob and extractor fan. Integrated dishwasher, fridge and freezer. Space for a washing machine. Neutral decor, laminate flooring and a large storage cupboard. Spotlighting, radiator and window.

DOWNSTAIRS WC 4'4" x 4'10"

Comprising of a sink and close coupled WC. Spotlighting and radiator. Vinyl flooring, neutral decor and part tiled walls.

DINING ROOM 9'5" x 12'7"

A bright and spacious reception room with neutral decor and laminate flooring. Ceiling light, radiator and window. Access to the rear/carpark via uPVC door.

STAIRS/LANDING

A carpeted stair rise to the first and second floor landing with neutral decor, ceiling light and radiator.

To the first floor landing is doors to the lounge, bathroom and bedroom.

To the second floor landing is access to the loft and doors to the two bedrooms and bathroom.

LOUNGE 9'9" x 12'7"

A spacious reception room with carpeted flooring. Ceiling light, radiator and window. Juliette balcony with double uPVC doors.

BEDROOM THREE 8'9" x 12'7"

A double bedroom with carpeted flooring and neutral decor. Ceiling light, radiator and window.

BATHROOM 6'0" x 5'1"

Having a bath with a handheld shower, sink and close coupled WC. Spotlighting and radiator. Neutral decor, part tiled walls and tiled flooring.

BEDROOM ONE 9'8" x 12'6"

A spacious double bedroom with carpeted flooring and storage space. Ceiling light, radiator and two windows.

BEDROOM TWO 8'9" x 12'7"

A double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window

SHOWER ROOM 6'0" x 3'3"

Comprising of a walk in shower with a glass sliding door, sink and close coupled WC. Spotlighting, neutral decor, vinyl flooring and part tiled walls.

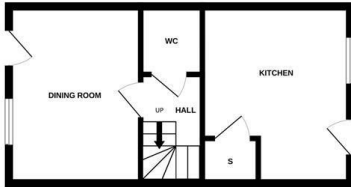
OUTSIDE

To the rear of the property is a small lawned area which is maintained by a management company and a car park which is secure and gated.

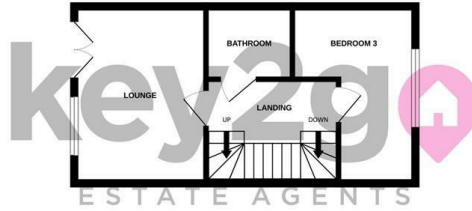
PROPERTY DETAILS

- FREEHOLD - £46 PER MONTH SERVICE CHARGE
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - CHESTERFIELD COUNCIL

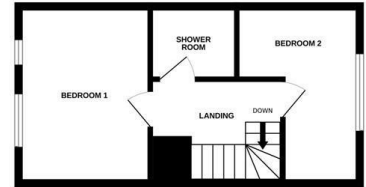
GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



2ND FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	75	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	