

LOT

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34a Walton Drive, Chesterfield, Derbyshire S40 2PR

Guide price\* £55,000+



**A well proportioned four bedroom mid terrace in a prime location within easy reach of Chesterfield town centre and with appeal to landlords or a large family.**

**Location**

The property is situated in a convenient location alongside plenty of local amenities and facilities including schools and health centres, the house is close to Chesterfield town centre with further town amenities and shops and also close to the new Queens Park Leisure Centre. Commuting links can be picked up off the A619 and A61 to travel north and south to larger towns and cities; there are train stations at both Dronfield and Chesterfield.

**Description**

A well proportioned 4 bedroom mid terrace home with accommodation over 3 floors and now available vacant. The property has gas central heating, majority double glazed, features a

modern style kitchen and bathroom so will therefore appeal to a large family or landlord investor. Blundells projected rental income for AST £600pcm or £7200pa. The property also has the benefit of a rear garden and off road parking for 2 vehicles.

**Accommodation**

**Ground Floor** Long entrance hall, modern style fitted kitchen with door leading to the rear, living room, separate utility room, ground floor WC.

**First Floor** Three good sized bedrooms and family bathroom/WC with modern suite in white.

**Second Floor** Attic bedroom four with access to a room which could be used as a walk in wardrobe or storage.



**Outside** To the rear of the property is a low maintenance yard area, a garden and standing space for two cars side by side which is accessed via Walton Drive.

**Tenure**  
Leasehold

**EPC**  
Energy Efficiency Rating D



**Auction Valuer**  
Lucy Crapper ANAVA

**Note**  
Plans shown are for information only and are not to scale. Please see legal pack for copy of Prohibition Order and tenure details.

**Viewing**  
Strictly by appointment with joint agent Blundells Chesterfield 01246 208768 For any other enquiries please call the auction team on 0114 254 1185