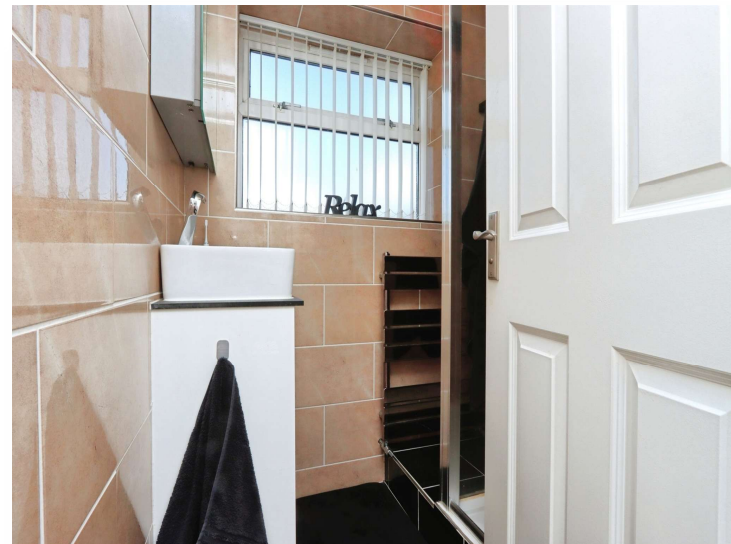
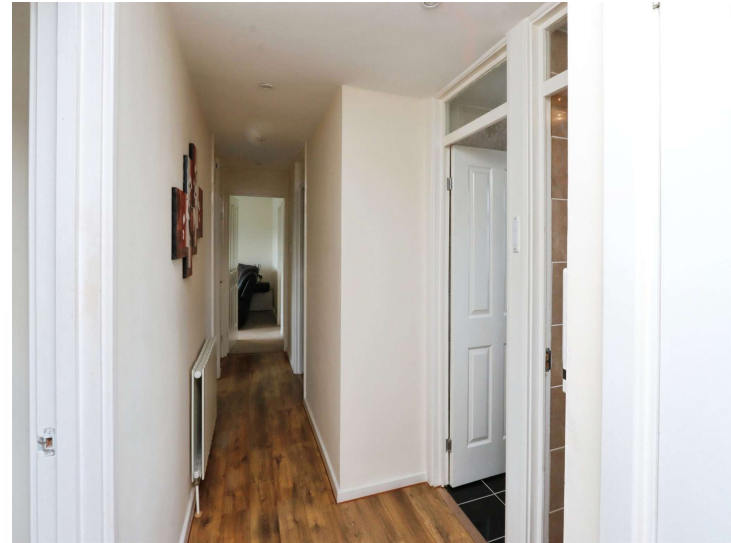




Oakamoor Close, CHESTERFIELD S40 4SH



welcome to

Oakamoor Close, CHESTERFIELD

** Guide Price - £110,000 - £120,000**

A bright and well-proportioned three-bedroom flat offering generous living space, a welcoming hall, a light-filled lounge and a practical kitchen. Three bedrooms, a modern shower room and a separate toilet create a comfortable layout suited to everyday living.

Hallway

A welcoming entrance hall that immediately sets a calm, practical tone for the flat allowing you to comfortably move between rooms. Giving the property an easy, natural flow from the moment you step inside.

Shower Room

A convenient shower room offering a fresh, functional space for daily routines. Modern design and practical fittings make it ideal for busy mornings or guest use.

Toilet

A separate WC adds welcome convenience, especially for households with multiple occupants or visitors. Positioned neatly off the hall, it keeps the main bathroom spaces free and flexible

Kitchen

A well-laid-out kitchen with excellent workspace and storage, offering plenty of room for cooking, meal prep and everyday living. The proportions allow for a comfortable, efficient layout, with natural light enhancing the sense of openness.

Living Room

A bright, well-proportioned living space designed for relaxation and everyday comfort. The generous layout allows for a full seating arrangement, while the large window draws in natural light throughout the day. It's a room that easily adapts to cosy evenings, family time or quiet moments of retreat.

Bedroom One

A spacious primary bedroom with generous proportions, ideal for a large bed and additional furniture. The room feels calm and inviting, with space to create a restful retreat at the end of the

day.

Bedroom Two

A comfortable double bedroom offering flexibility for guests, children or a dedicated workspace. Its balanced layout makes furnishing straightforward, while the natural light keeps the room feeling bright and welcoming.

Bedroom Three

A well-sized single bedroom that works beautifully as a child's room, home office or hobby space. Its compact footprint is practical yet versatile, making it a valuable addition to the home.

Storage Room

The storage space allows the flat to look tidy and clutter free throughout, with ample space for hanging coats, kicking off shoes and space to store everyday essentials

Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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welcome to

Oakamoor Close, CHESTERFIELD

- ** Guide Price - £110,000 - £120,000**
- Council Tax Band - A
- Modern shower room plus separate toilet Sold Fully Furnished
- Well-arranged kitchen Modern shower room plus separate toilet
- Well-arranged kitchen

Tenure: Leasehold EPC Rating: C

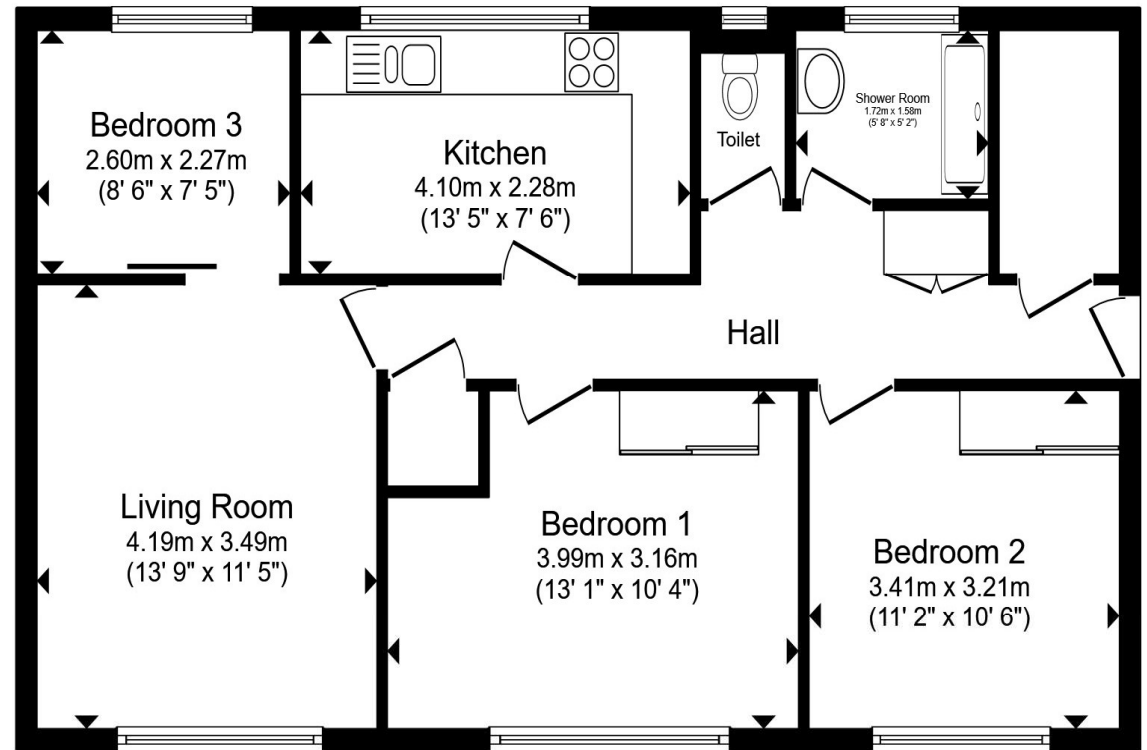
Council Tax Band: A Service Charge: 500.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Sep 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£110,000



Total floor area 72.5 m² (780 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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


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Property Ref:

CSF105223 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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