

LOT  
**26**

**By Order of Receivers**

28 Spring Bank Road, Brampton,  
Chesterfield S40 1NL

**Guide Price £140,000\***

**SPACIOUS SEMI DETACHED DWELLING  
REQUIRING UPDATING**



The property is located in a cul de sac off Foljambe Road within one mile of Chesterfield centre with its shopping facilities, main bus terminus and main line station. Chesterfield is approached via Junction 29 of the M1 that is approximately five miles away. The property is a spacious semi-detached dwelling with cellar and currently consists of four bedrooms. The house is double glazed and has gas fired central heating but it is in need a great deal of updating and modernisation throughout. There may be scope to convert the property into an HMO or self-contained flats subject to obtaining any necessary planning consent that may be required. There is spacious living space to the ground floor and the cellar is of head height. There is a garden to the rear that is fully overgrown and the general standards of fittings are basic.

#### **ACCOMMODATION**

Entrance Hall, Through Lounge, Kitchen, Cellar as Two Rooms, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Second Floor Landing, Bedroom Four, Garden.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

Chesterfield Borough Council  
Council Tax Band B EPC Rating Band E

#### **VIEWING TIMES**

By appointment through the Auctioneers subject to Government Covid 19 Guidelines.