



DOWBUSZ

P R O P E R T Y

Benefits of Property Investment



Passive Income



Growth Potential



Stability

*ARE YOU READY FOR PROPERTY
INVESTMENT?*

SINGLE LET PROJECT
2 BEDROOM TERRACED HOUSE
CHESTERFIELD

Details

Building type..... 2 Bedroom Terraced House

Construction Type..... Standard

Tenure..... Freehold

Heating Type..... Gas Central

Reason of Sale.....No reason

Occupier.....Empty

Refurbishment..... Minor

Numbers

Purchase Price	£95 000
Refurbishment	£20 000
Done Up Value (DUV)	£138 000
Rent	£775
ROE	20%
YIELD	9.8%
TOTAL INVESTMENT COST (BTL)	~£50 000
<hr/>	
Sourcing Fee	£4 000
Project Management Fee	£4 000

Refurb

- **Skimming**
- **Painting**
- **Flooring**
- **Bathroom**
- **Certificates**
- **Decorating**
- **Windows replacement x3**
- **Roof repair**

2 Bedroom Terraced House Chesterfield

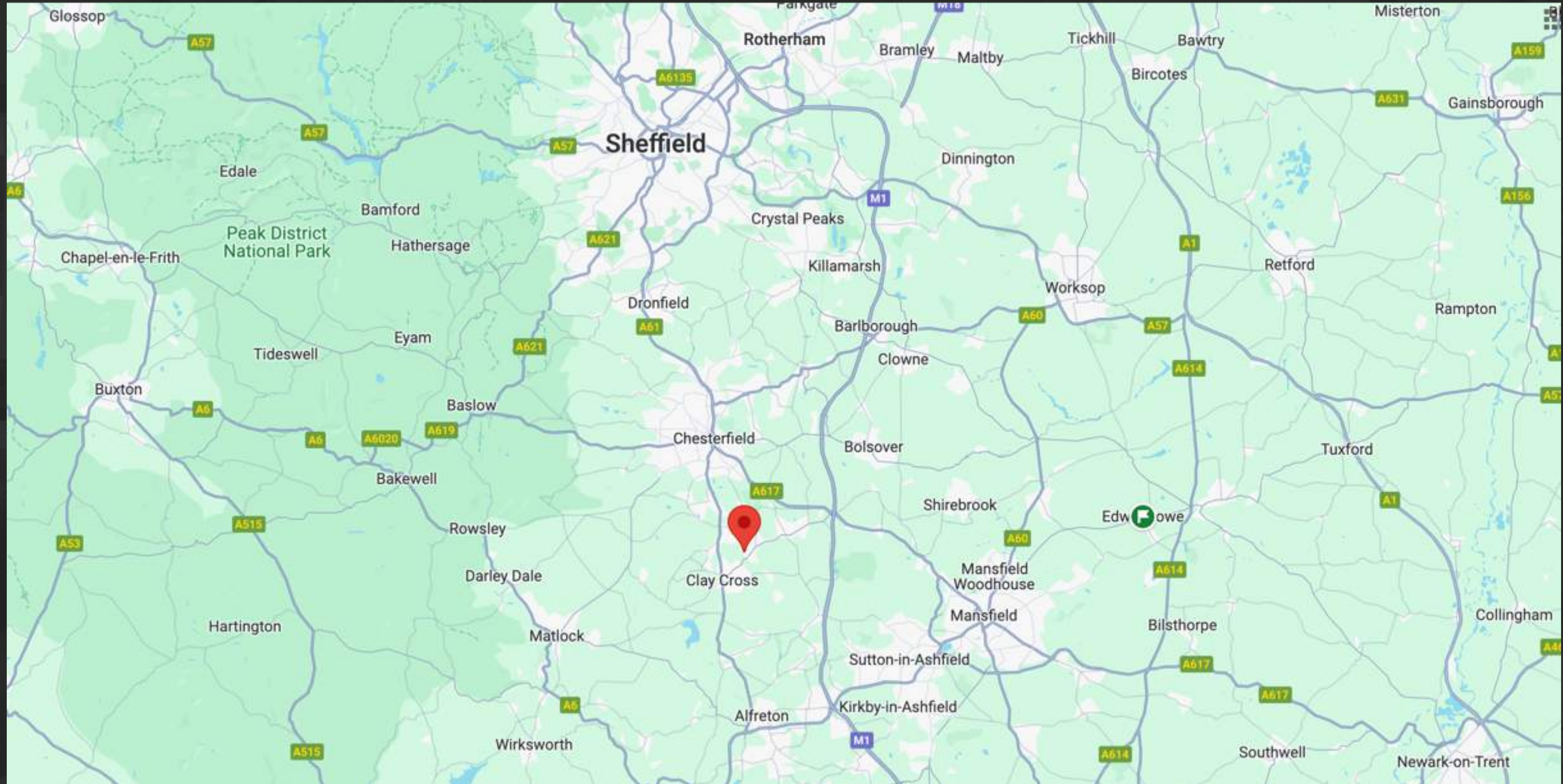
PP £95 000

Chesterfield is a market town and unparished area in the Borough of Chesterfield, Derbyshire, England, 24 miles north of Derby and 11 miles south of Sheffield at the confluence of the River Rother and River Hipper. Its borough, including Whittington, Brimington and Staveley, had a population of 103,801 in 2011.

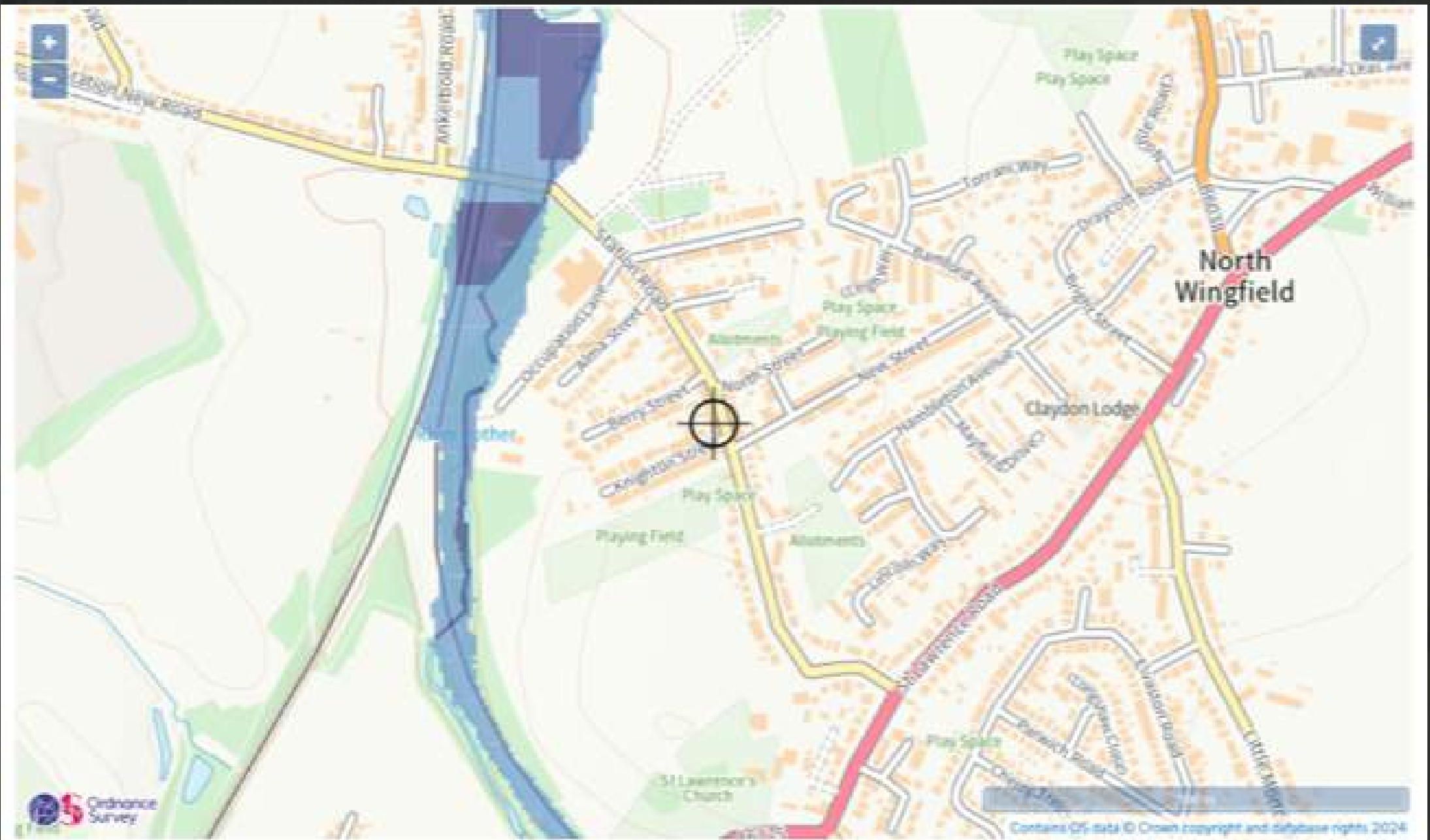
In the last 30 years the economy around Chesterfield has undergone major change. The employment base has moved from the primary and secondary sectors towards the tertiary.



Location



Flood



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low ⊕ Location you selected

Bus / Train

NEARBY BUS STOPS Today

The closest bus stop is Berry Street and it's only 0.03 miles away from Station Road.

Berry Street	Walking Time
0.03 MILES	0.6 MINUTES
New Street	Walking Time
0.05 MILES	1 MINUTES
Allotments	Walking Time
0.11 MILES	2.2 MINUTES
John Street	Walking Time
0.12 MILES	2.4 MINUTES
Blue Bell Inn	Walking Time
0.21 MILES	4.2 MINUTES

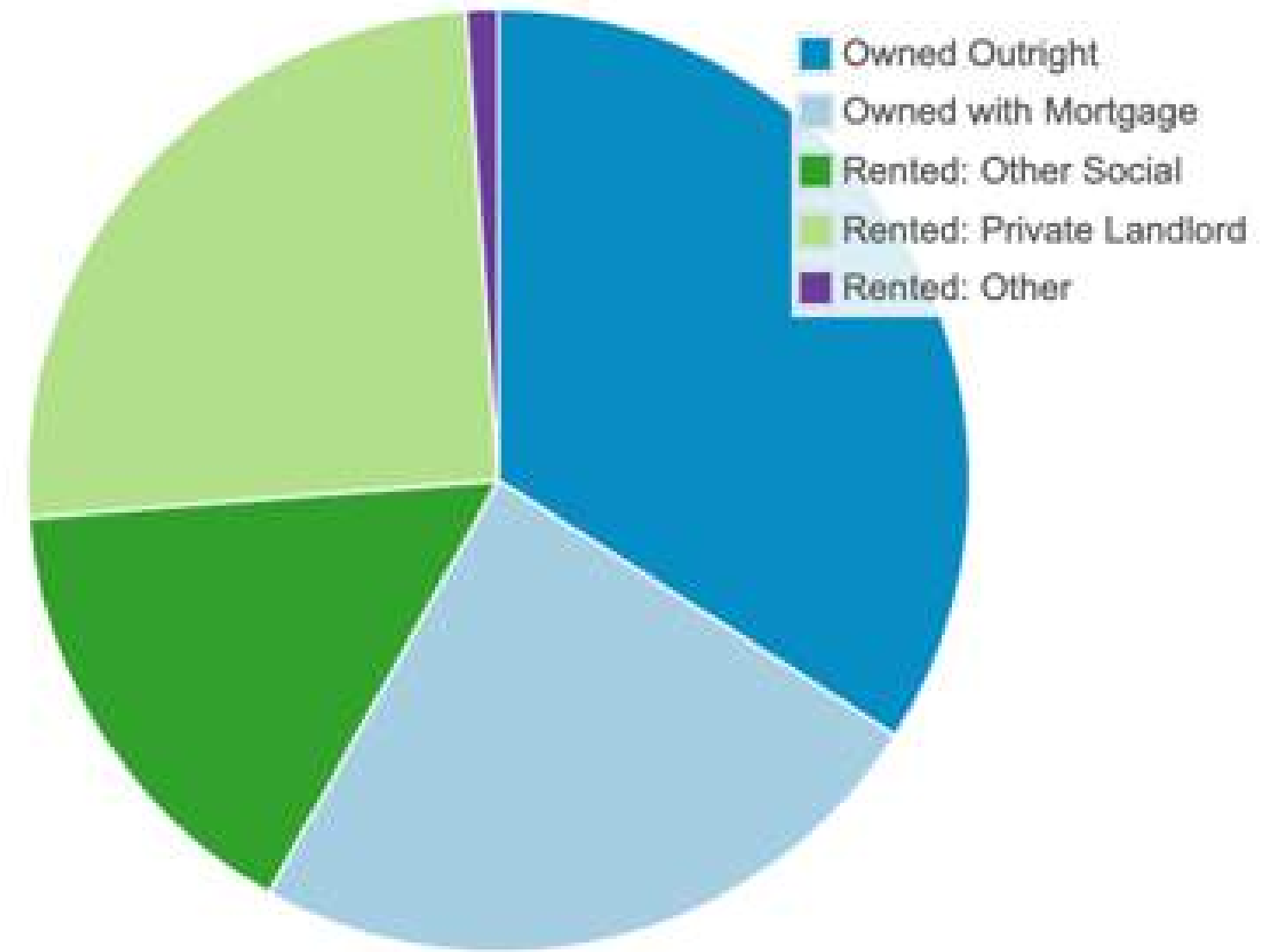
NEARBY TRAIN STATIONS Today

The closest train station is Chesterfield Rail Station and it's only 4.16 miles away from Station Road.

Chesterfield Rail Station	Walking Time
4.16 MILES	83.2 MINUTES
Alfreton Rail Station	Walking Time
5.58 MILES	111.5 MINUTES
Matlock Rail Station	Walking Time
7.28 MILES	145.6 MINUTES
Matlock Bath Rail Station	Walking Time
7.73 MILES	154.7 MINUTES
Sutton Parkway Rail Station	Walking Time
7.74 MILES	154.8 MINUTES

Housing

Housing Tenure	
Owned Outright	61
Owned with Mortgage	43
Shared Ownership	0
Rented: From Council	0
Rented: Other Social	28
Rented: Private Landlord <i>inc. letting agents</i>	45
Rented: Other	2
Rent Free	0
Total	179



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SCHOOLS

NEAREST SCHOOLS

-  **North Wingfield Primary and Nursery Academy** 0.6 miles
State School | Rating: N/A
-  **Tupton Hall School** 0.6 miles
State School | Ofsted: Good
-  **Sharley Park Community Primary School** 1.1 miles
State School | Ofsted: Good
-  **Tupton Primary and Nursery Academy** 0.9 miles
State School | Rating: N/A

Pictures











Sold House Prices

7, Knighton Street, North Wingfield, Chesterfield, Derbyshire S42 5JA

2 bed, terraced

£142,000

26 Oct 2022

Freehold

£105,000

3 Mar 2020

Freehold

£70,000

29 Nov 2018

Freehold



57, St Lawrence Road, North Wingfield, Chesterfield, Derbyshire S42 5LJ

2 bed, terraced

£135,000

21 Jul 2023

Freehold

£103,000



26 Jan 2021

Freehold

No other historical records





Rental Prices



1/11

Hambleton Avenue, North Wingfield, Chesterfield, Derbyshire ✕




Terraced  2  1

0.19 miles



**** AVAILABLE NOW **** Ideally located two bedroom mid terraced home situated in North Wingfield with local amenities and public

LET AGREED

Added on 02/01/2024 by **Reeds Rains, Chesterfield**

 01246 383403  **Contact**  **Save**



Local call rate

£750 pcm  

£173 pw



Price Change History

05/01/2024 Initial entry found: £750 pcm



1/18

Park House Road, Pilsley, Chesterfield ✕




Semi-Detached  2  1

0.90 miles



A two bedroom, semi detached house located in the village of Pilsley. The property has off road parking and is within easy access to the

LET AGREED

Added on 19/12/2023 by **Dales & Peaks, Chesterfield**

 01246 383317  **Contact**  **Save**


Local call rate

£775 pcm  

£179 pw

Price Change History

06/01/2024 Initial entry found: £775 pcm

Next image 

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

MAREK KMIOTEK

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Dawid Dowbusz

