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6 Neale Street
Chesterfield, Derbyshire S43 4RX

GUIDE PRICE £399,950

Available as a whole residential dwelling plus land with outline planning consent for up to five dwellings (Bolsover Districts Planning Portal search reference 22/00039/OUT <https://planning.bolsover.gov.uk/online-applications/applicationDetails.do?keyVal=R62KPDDHMR00&activeTab=summary>)
Guide Price £399,950

Or in two Lots;

Lot 1 Land only with benefit of planning permission - Price guide £250,000

Lot 2 House and reduced garden as per planning drawings - Price guide £215,000

The existing property itself comprises two bedrooms and attic room, living room, dining kitchen, ground floor shower room. Council Tax A. The property is ideally placed for accessing the M1 via J30 and has good commuting links to the nearby towns of Chesterfield, Mansfield and Worksop.

6 NEALE STREET, CHESTERFIELD, DERBYSHIRE S43 4RX



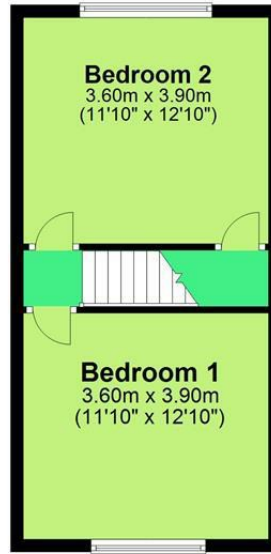
Ground Floor

Approx. 52.4 sq. metres (563.9 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.4 sq. feet)



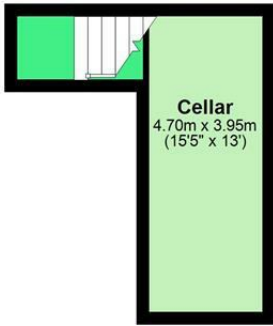
Second Floor

Approx. 17.4 sq. metres (187.2 sq. feet)



Basement

Approx. 10.6 sq. metres (113.7 sq. feet)



Total area: approx. 112.7 sq. metres (1213.2 sq. feet)

6 Neale Street

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy A	Energy A	Env A	Env A
Energy B	Energy B	Env B	Env B
Energy C	Energy C	Env C	Env C
Energy D	Energy D	Env D	Env D
Energy E	Energy E	Env E	Env E
Energy F	Energy F	Env F	Env F
Energy G	Energy G	Env G	Env G

For energy efficient, higher ratings reach: England & Wales 2020/1/1/EC