



## 2 Copenhagen Road, Clay Cross

£149,000 Freehold

No chain. Two-bedroom mid-town house in Clay Cross with kitchen diner, stylish bathroom, driveway for two cars, low maintenance garden. Ideal for first-time buyers, investors or downsizers.

Council Tax band: B

Tenure: Freehold

**NO CHAIN - IDEAL FOR THE FIRST TIME BUYERS, INVESTORS AND THOSE LOOKING TO DOWNSIZE**

Nestled in this popular residential estate in Clay Cross, Chesterfield, this delightful mid-town house on Copenhagen Road offers a perfect blend of comfort and convenience. Spanning an inviting 597 square feet, the property features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests.

The kitchen diner is well equipped with an oven, hob and extractor, with space for a dining table and access to the rear garden, enhancing the flow.

Upstairs the house comprises two bedrooms, a double with built in wardrobes and the second bedroom also has built in wardrobes and drawers, the perfect dressing room, guest bedroom or ideal study,

The stylish bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines with a white suite and shower over bath.

One of the standout features of this property is the provision for driveway parking, accommodating up to two vehicles. The rear garden is easy maintenance with circular lawn, patio and shed. This added convenience enhances the appeal of the home, making it suitable for those who value accessibility and ease of living.

Situated in a friendly neighbourhood, this property is well-connected to local amenities, schools, and transport links, making it an excellent choice for anyone looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a rental opportunity, this mid-town house presents a wonderful chance to enjoy a comfortable lifestyle in Derbyshire.

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### Lounge

14' 6" x 11' 10" (4.42m x 3.60m)

A generously sized and inviting lounge, featuring neutral fitted carpet and neutral painted décor. The space is enhanced by two wall-mounted radiators and a large uPVC window that allows for plenty of natural light. Additional benefits include useful under-stairs storage.

### Kitchen/Diner

10' 0" x 11' 10" (3.05m x 3.60m)

The modern kitchen/diner is thoughtfully laid out with ample laminated work surfaces with sink and mixer tap and an array of storage cupboards finished in a light wood effect. It includes integrated appliances such as a four ring gas hob, oven and extractor, with space/plumbing for a washing machine and an under counter fridge. A door opens to the rear garden, offering convenience and easy access to outdoor space.

### Bedroom 1

12' 9" x 11' 10" (3.88m x 3.60m)

Bedroom 1 is a generous double room with plenty of natural light from a large uPVC window. It includes a radiator, built-in wardrobes and a built in airing cupboard, providing practical storage solutions within a calm and neutral setting.

### Bedroom 2

12' 0" x 6' 11" (3.66m x 2.10m)

Bedroom 2 is a bright and cosy space, ideal for a single occupant or as a study. It benefits from a uPVC window that fills the room with natural light and is a comfortable size for various uses. ideal for use as a dressina room.





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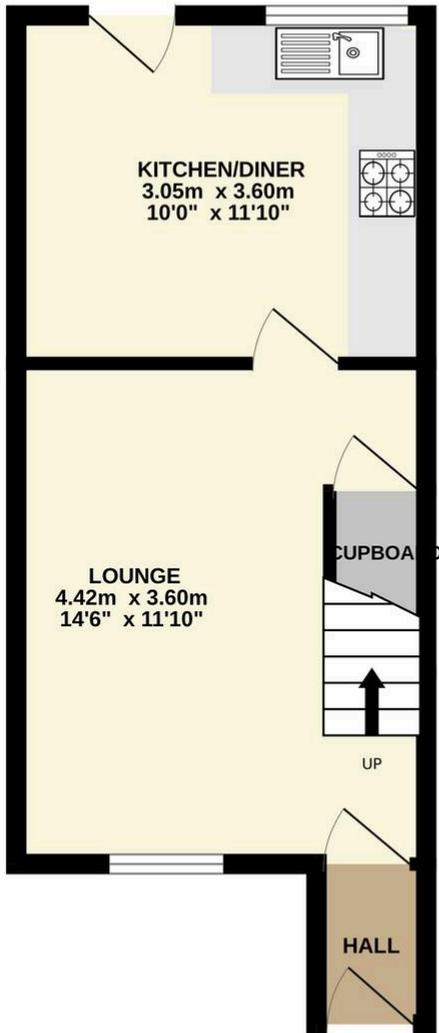
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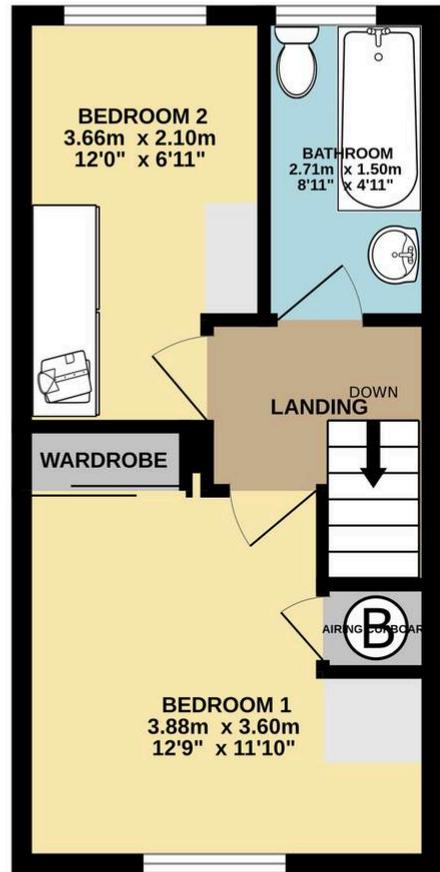




GROUND FLOOR  
28.5 sq.m. (307 sq.ft.) approx.



1ST FLOOR  
27.0 sq.m. (290 sq.ft.) approx.



TOTAL FLOOR AREA : 55.5 sq.m. (597 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

