

bothams <sup>1871</sup>



4 Kariba Close

Riverside Chesterfield, Derbyshire, S41 0FP

Offers In The Region Of £150,000



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## 4 Kariba Close

Riverside Chesterfield, Derbyshire, S41  
NFP

An excellent opportunity to acquire a modern two bedroom town house in this desirable location, providing an excellent investment opportunity being sold with a long standing tenant in situ providing a yield of circa 6%.

## 4 Kariba Close

A modern mid-terraced three bedroom townhouse situated in this popular residential location, on a quiet cul-de-sac yet within walking distance of the town centre and the train station.

The property is being sold as an excellent investment opportunity, Bothams having managed the property for almost 17 years and able to provide a full history. The current tenant has been in occupation since August 2023. A modern property, this provides a good value opportunity in terms of compliance with the latest regulations for energy performance and a modern property ideally suited to rental.

The current rent is £9000 per annum, which represents a yield of circa 6%.





### **The Accommodation**

The property offers deceptively spacious accommodation, and briefly comprises:

- Entrance hall with WC off and storage under the stairs.
- Kitchen with integrated appliances (please contact our office for further details as some may belong to the tenants).
- Large full width lounge with patio doors into the rear garden.
- Large main bedroom with built in wardrobes.
- A further well-proportioned second bedroom.
- Family bathroom, with a shower over the bath.

Outside the property has designated parking to the front, and a low maintenance south facing rear garden.

### **Material Information**

Conventional masonry construction  
uPVC double glazed windows and doors

Gas central heating (Condensing Combi Boiler) - Worcester Bosch Greenstar 25i ERP

As far as we are aware the property is connected to and served by all of the mains services including electricity, gas, water and drainage.

Gross internal floor area - 58.1 sq.m./ 625 sq.ft.

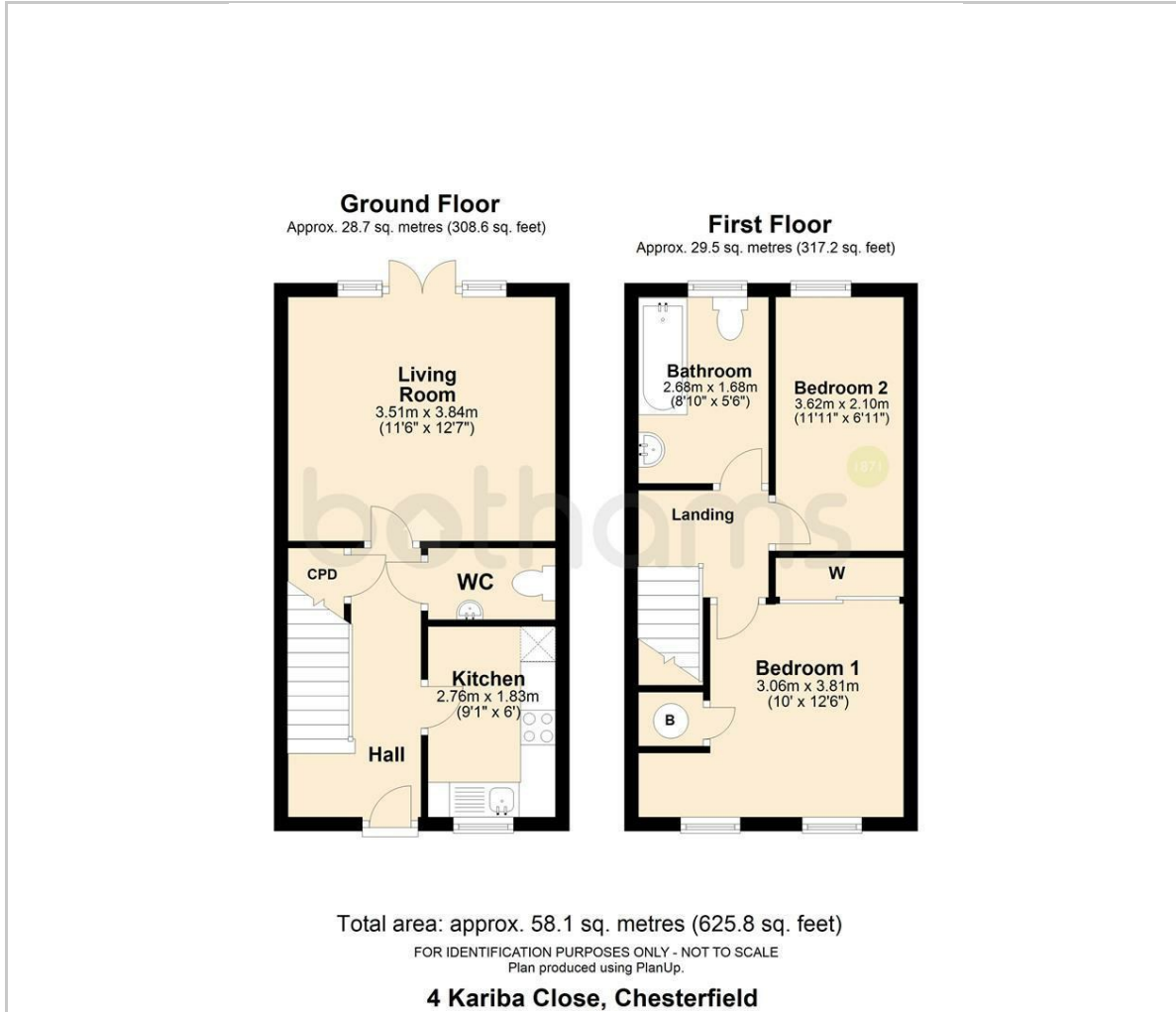
Council Tax Band - B

EPC Rating - C

Currently let - the tenant has been in occupation since August 2023, and is now holding over on a periodic tenancy following on from the initial AST. The current rent is £9000 per annum.

Freehold - Title Reference DY355983

## Floor Plan



## Viewing

Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

