



## Offers in the region of £155,000

- Attic room conversion
- Good transport links to the M1 and Chesterfield
- Outside toilet and storage
- Offers in the region of £155,000
- Countryside views
- Offered for sale with no chain
- Two reception rooms
- Close to Staveley town centre
- Enclosed rear garden backing onto fields
- Viewing is highly recommended

# 25 Victoria Avenue, Chesterfield S43 3UB

 2  1  2  D

Council Tax Band: A



Situated in the popular location of Staveley, this property offers stunning countryside views and easy access to good local amenities and schools, making it an ideal choice for young couples or families.

Outside, you'll find a delightful lawned garden where you can relax and unwind on the patio area, along with the convenience of an outside toilet and storage space for your belongings.

Internally the property has two reception rooms on the ground floor with the lounge to the front and dining room benefiting from a log burner to the rear. The kitchen to the rear leads off the dining room and has fitted cabinets and worktops.

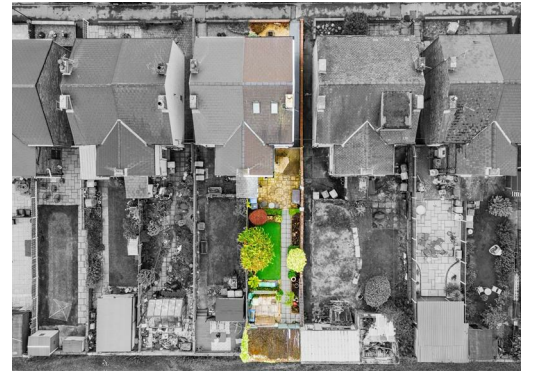
On the 1st floor there are two bedrooms, front and back and a modern shower room. The front bedroom has a brick feature wall and stairs leading up to the attic room with velux windows. The rear bedroom has another room straight off it, which could be used as an additional bedroom or office.

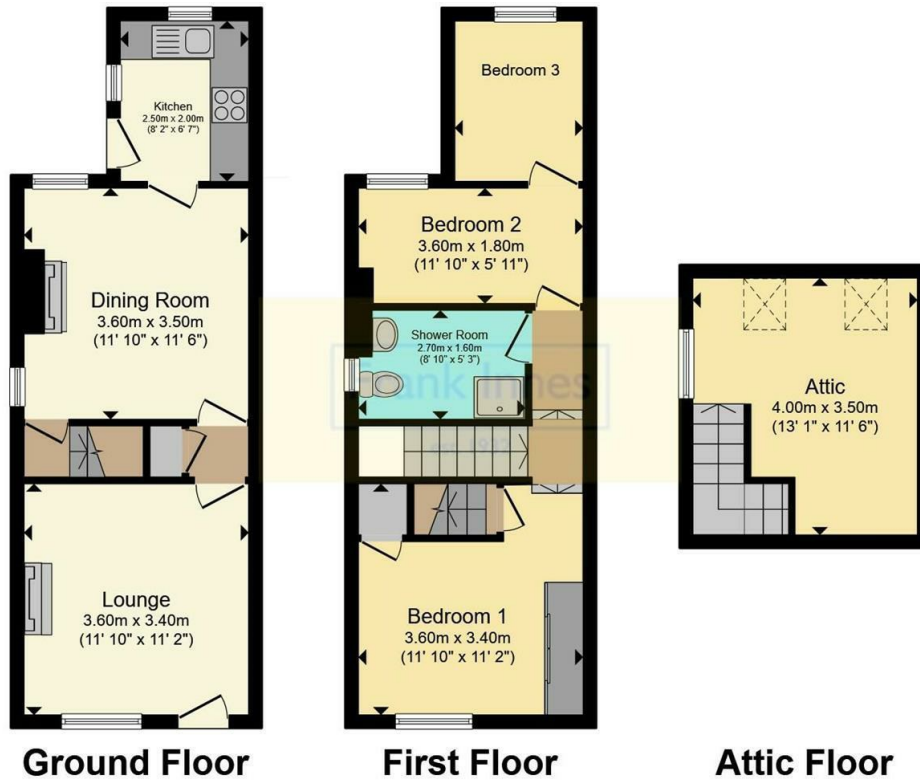
The property benefits from a recent new roof, along with the replacement of fascias and guttering just 6 months ago. The addition of an attic room provides versatility, whether you need a home office or an extra bedroom to accommodate your growing needs.

The property has been externally insulated and has a 25 year guarantee, is freehold and in council tax band A.



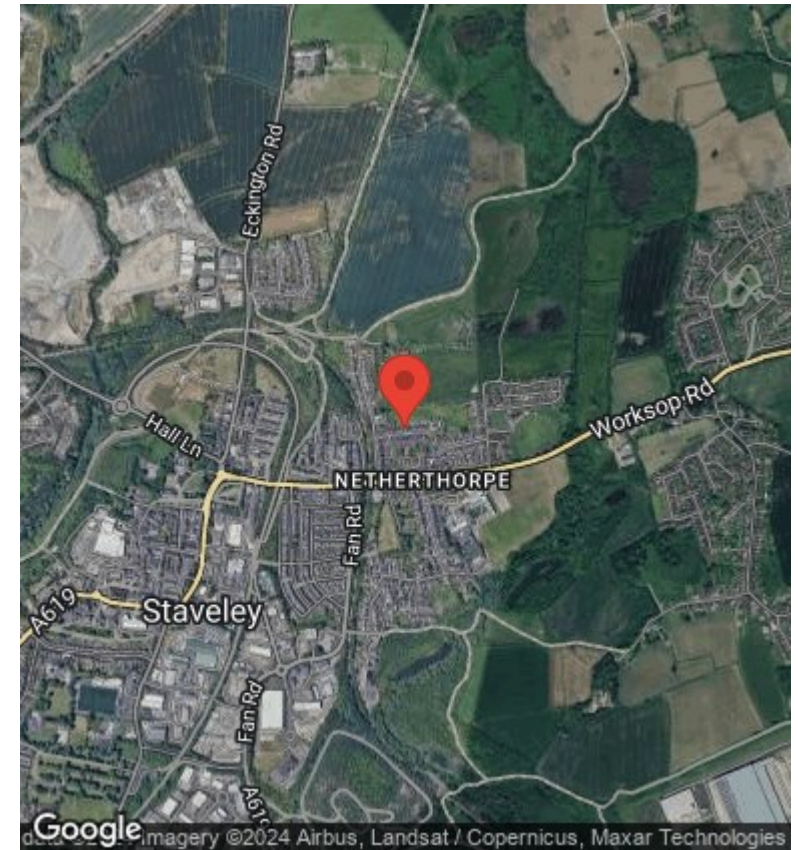






Total floor area 81.8 sq.m. (880 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	