



## 36 New Queen Street, Chesterfield, S41 7ET

Offers Around £169,950

- Semi Detached House
- Offers Spacious Living
- Cellar
- NO Chain!
- Popular Location
- Two Reception Rooms
- TWO Bedrooms, Bathroom
- Convenient for Town Centre & Trn Stn
- Modern Fitted Kitchen
- Enclosed Rear Garden



# 36 New Queen Street, Chesterfield S41 7ET

A TWO Bedroom Semi Detached house, which is Located in this Popular Residential Area and Offers Spacious Living Throughout!

Being well placed for an excellent range of local amenities, which includes schools, Chesterfield College & Derby University Campus, nearby shops, transport links and is also with-in a short walking distance of the Town Centre and Chesterfield Train Station.

With character rooms, the living accommodation also provides excellent potential for a modern vision and comprises of, Lounge, Dining Room, Fitted Kitchen, Cellar and to the First Floor are Two Double Bedrooms and Bathroom.

Outside - with an elevated frontage & hedgerow screening and to the rear is an enclosed lawned garden, with patio area and access entrance.

No Upward Chain and Viewing is by Appointment Only!

Total floor area; 75.9 Sq.m / 817 Sq.ft



Council Tax Band: A



### **Lounge**

12'2" X 10'11"

### **Dining Room**

16'1" x 12'2"

### **Kitchen**

12'11" x 5'11"

### **Cellar**

### **First Floor**

### **Bedroom**

12'2" x 10'12"

### **Bedroom**

12'2" x 8'7"

### **Bathroom**

9'2" x 6'12"

### **Notes**

This property benefits from having a recently installed new Worcester Bosch Greenstar boiler with thermostatic valves fitted to all radiators.

### **AML**

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

### **The Consumer Protection (Amendment) Regulations 20**

Only items referred to in these particulars are included in the sale.

We are informed by the Vendors, upon our property appraisal that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.





A desk with a laptop and a tablet displaying the Lime Living website. The website shows a property listing and the Lime Living logo.

**LIME LIVING**  
ESTATE AGENTS

Thinking of Selling?  
Talk to us!

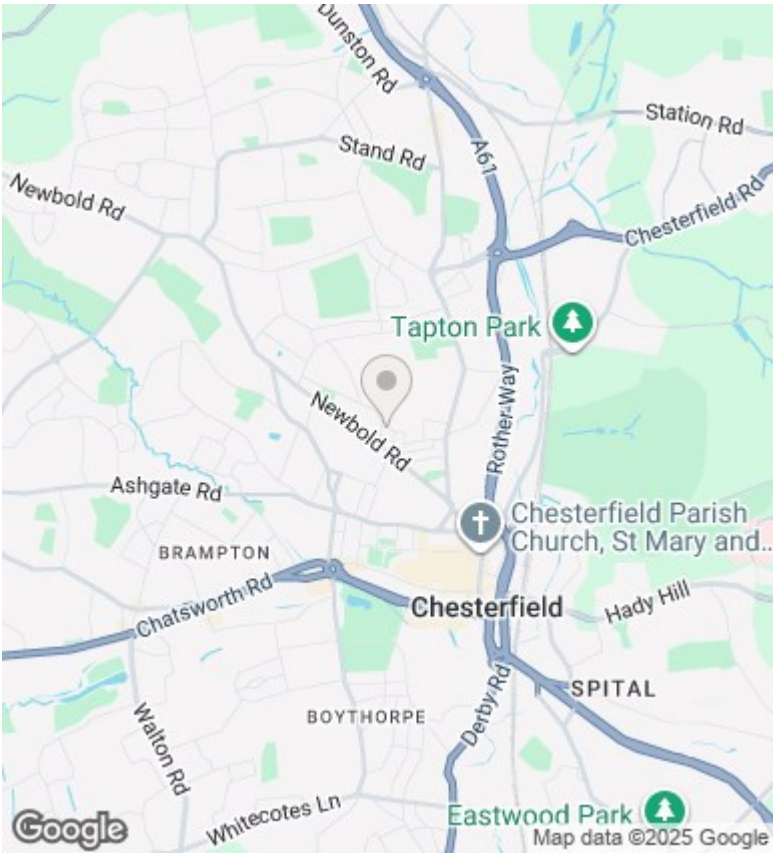
Directions

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC