



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**37 Foxglove Close, Bolsover  
Chesterfield, S44 6FU**



## Asking Price: £220,000

Take a look at this KEEPMOAT designed & built property - beautiful interior and landscaped garden.

The current occupiers have a genuine reason to move and have spent a lot of care and money in making a superb home.

The family sized property comprises:- entrance hall with downstairs cloakroom. Lounge with French doors opening onto the delightful garden and a large storage cupboard. A fitted kitchen diner with integrated cooking and appliances.

On the 1st floor are 3 bedrooms, bedroom 1 having an en-suite and a family bathroom. Gas central heating - uPVC double glazed.

Gardens to front and rear, Driveway parking for 2 or 3 cars.

**INSPECTION ABSOLUTELY RECOMMENDED!!! Call Hunters to view.**

Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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### **COMMUNAL LAND FEE**

The vendors wish to make prospective buyers aware that the property is freehold.

There are some communal land areas that will be maintained on a community basis and the current annual fee is £180 per property once the builders are off site. Buyers should familiarise themselves with this agreement with their solicitor during the purchase.

### **VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 01246 540540

### **OPENING HOURS:**

Monday 9am – 5.15pm

Tuesday 9am – 5.15pm

Wednesday 9am – 5.15pm

Thursday 9am – 5.15pm

Friday 9am – 5.15pm

Saturday 9am – 4pm

Sunday closed

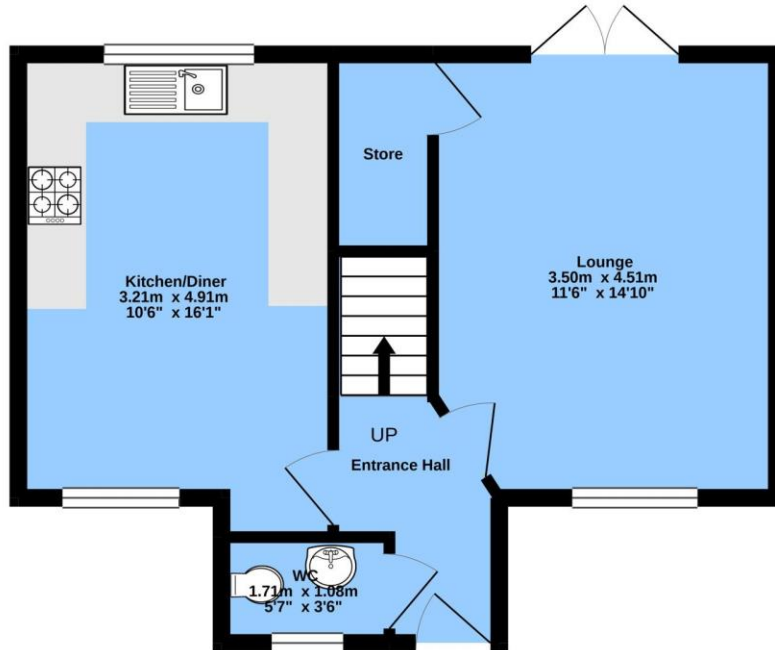
### **THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

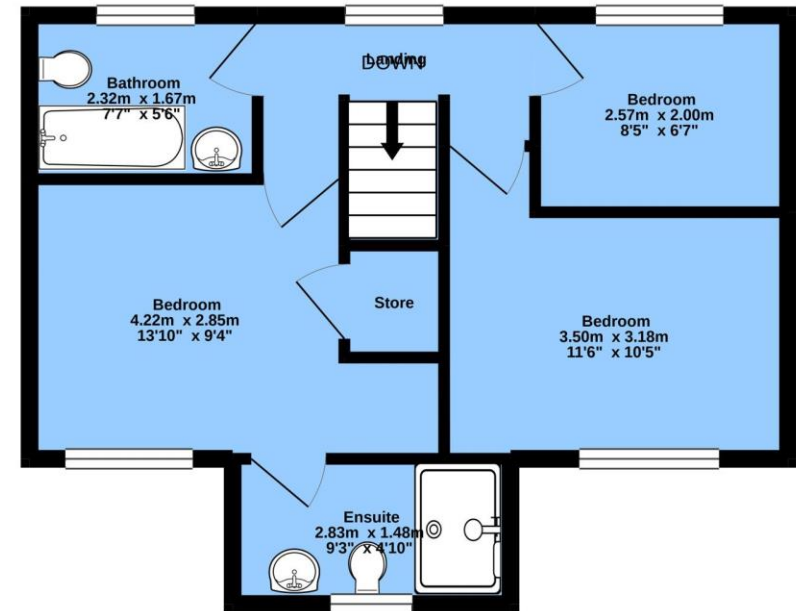
### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

GROUND FLOOR  
39.0 sq.m. (420 sq.ft.) approx.



1ST FLOOR  
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA : 78.0 sq.m. (840 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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