



61 St. Augustines Road, Chesterfield, S40 2SA

- DETACHED BUNGLOW
 - LARGE GARDEN
 - SPACIOUS LOUNGE
 - CONSERVATORY
- 3 BEDROOMS, ONE WITH EN SUITE
 - IN NEED OF MODERNISATION
 - DRIVEWAY PARKING
 - CALL HUNTERS NOW

Guide Price £220,000 - £230,000

HUNTERS®
HERE TO GET *you* THERE

GUIDE PRICE OF £220,000 TO £230,000

3 BEDROOM BUNGALOW with NO CHAIN which gives good access to Chesterfield Town Centre, regular bus routes and towards the west side of Chesterfield, close to Walton & Chesterfield Golf Course Matlock and great access to the Peak District.

In need of modernisation, this property comprises of a spacious lounge, kitchen, conservatory, main bedroom with 3 piece suite shower room en suite, another 2 well proportioned bedrooms and tiled bathroom with 3 piece suite.

Outside sees driveway parking to the front and large rear garden with garage.

Gas central heating and uPVC double glazed windows.

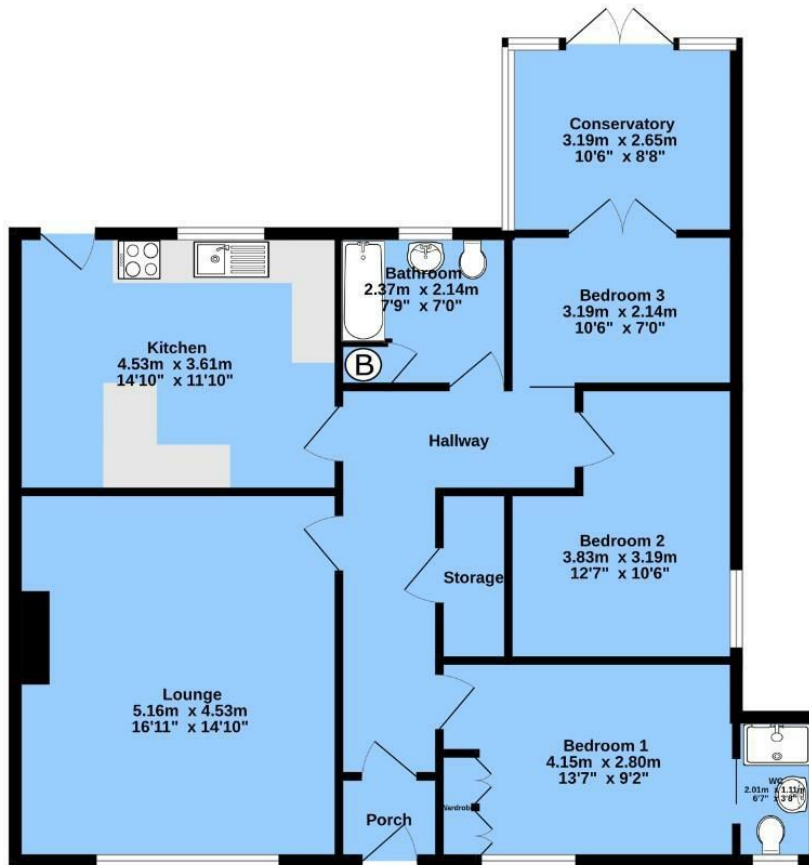
Don't miss out on making this property yours, call Hunters to book your viewing now!

Freehold, Tax band C, EPC D.





GROUND FLOOR
98.6 sq.m. (1061 sq.ft.) approx.




TOTAL FLOOR AREA: 98.6 sq.m. (1061 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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.

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

Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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