



## 16 Queen Victoria Road, New Tupton, Chesterfield

- SEMI DETACHED HOUSE
- 4 PIECE SUITE BATHROOM
- LOW MAINTAINENCE GARDEN
- PERFECT FOR FIRST TIME BUYERS
- 2 WELL PROPORTIONED BEDROOMS
- WELL PRESENTED
- ON STREET PARKING
- CALL HUNTERS NOW

**Offers In The Region Of £175,000**

**HUNTERS®**

HERE TO GET *you* THERE

## 2 BEDROOM, SEMI DETACHED HOUSE.

Village location - situated the South side of Chesterfield, New Tupton, has it's own local amenities, easy access to Clay Cross village, highly reputable secondary school, close to country walks, five pits trail & within easy reach of M1 J29.

**\*\*PERFECT FOR FIRST TIME BUYERS\*\***

This well presented property comprises of a lounge, dining room, kitchen, utility room, 2 well proportioned bedrooms and a 4 piece suite bathroom.

Low maintenance, paved, patio garden with flower beds and views over to the rear. On street parking.

Gas central heating (combi boiler) and uPVC double glazed windows.

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

Freehold, Tax band A, EPC E.

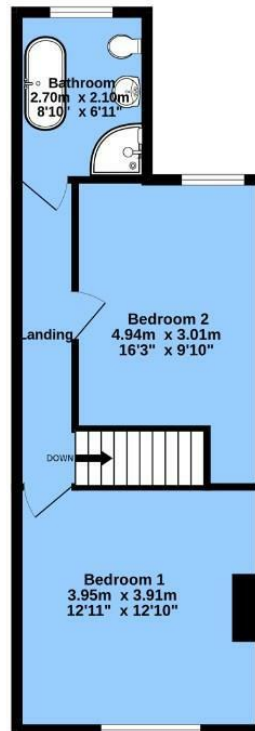




GROUND FLOOR  
45.9 sq.m. (494 sq.ft.) approx.



1ST FLOOR  
40.2 sq.m. (433 sq.ft.) approx.



TOTAL FLOOR AREA : 86.1 sq.m. (927 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			
(69-80) C			75
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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