



### 3 Repton Close, Linacre Woods, Chesterfield, S40 4XB

- 2 bedroom Semi Detached Bungalow
- Great bus connections to Chesterfield
  - Ent hall, 2 Storage cupboards
  - Fitted wardrobes to bedroom 1
- GCH & uPVC DG - Large Driveway & Garage
- Close to Holmebrook Valley park
  - Lots of local amenities
  - Lounge with Kitchen off
  - Conservatory off bedroom 2
- OFFERED WITH NO CHAIN

**Offers In The Region Of £195,000**



**\*\* Reduced for quick sale\*\***

Located within a stones throw of Holmebrook Valley Park is this delightful.

Two bedroom semi detached bungalow offered with no upward chain.

The property has been well cared for over the years and basic scheme of cosmetic improvements is only needed to make this home your own.

The easily manageable accommodation comprises an entrance hall with two large storage cupboards, leading through to the spacious lounge with kitchen off.

The bathroom offers a bath with shower over.

One bedroom has fully fitted furniture, the second bedroom has French doors opening into a conservatory.

Maintenance Gardens out of the front and to the rear, with the front area offering lots of block paved parking and giving access to the detached garage.

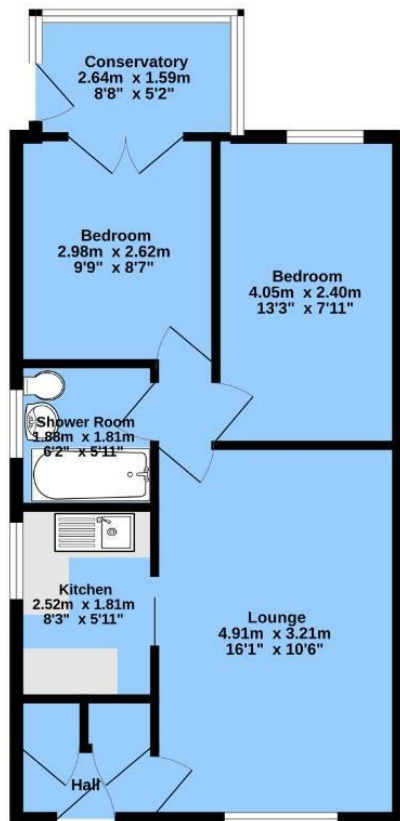
Gas central heating, UPVC double glazed.

To arrange a viewing Hunters today!





GROUND FLOOR  
49.1 sq.m. (529 sq.ft.) approx.



TOTAL FLOOR AREA: 49.1 sq.m. (529 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.

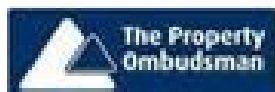
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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