



23 Ramper Avenue, Clowne, Chesterfield, S43 4UD

- 3 BED BUNGALOW - NO CHAIN
- PRIVATE REAR GARDEN
- WELL PRESENTED
- SPACIOUS KITCHEN
- GOOD SIZE PLOT
- DOUBLE GARAGE
- MODERN BATHROOM, ENSUITE & SEP WC
- CALL HUNTERS NOW

Offers In The Region Of £350,000

HUNTERS®
HERE TO GET *you* THERE

Welcome to this 3 BEDROOM, DETACHED BUNGALOW, situated to the East side of Chesterfield, Clowne, has it's own local amenities including supermarkets, town shops, The Arc leisure centre, within catchment area of Clowne Primary & Secondary schools, great for access to Chesterfield, Worksop, Sheffield & M1.

NO CHAIN, offering approx. 130 square metres of living accommodation - which can be adapted to suit your needs. A great family home or retirement property.

This well maintained property consists of: a lounge, dining room, spacious kitchen with pantry, sun room backing onto the garden, WC, 3 bedrooms with one having a 3 piece shower room en suite, and a modern, 3 piece suite bathroom.

Gas central heating and uPVC double glazed windows.

This bungalow offers driveway parking and also a double garage with electric door, utility area with power points & worktop.

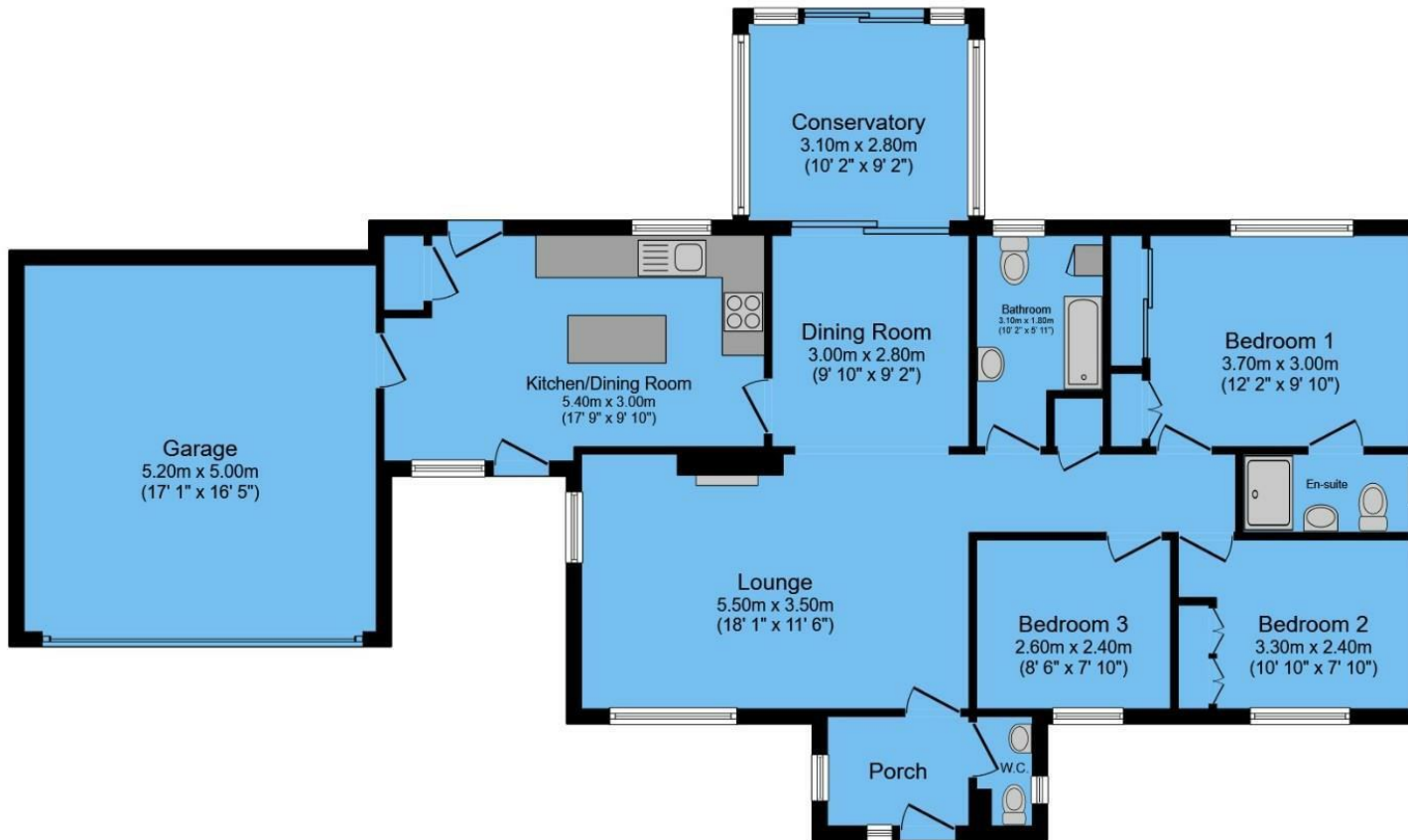
Private rear garden, patio & separate patio garden area with shed & storage for low maintenance.

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

FREEHOLD, Tax Band D.







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 | | | <div style="text-align: center;"> 82 </div> |
| (81-91) B | | | |
| (69-80) C | | 66 | |
| (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

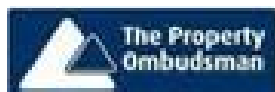
Total floor area 128.4 sq.m. (1,383 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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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