



12 Spencer Street, Chesterfield, S40 4SD

- SPACIOUS 2 BEDROOM MID TERRACE HOUSE
- CLOSE TO TOWN CENTRE
- DOWNSTAIRS BATHROOM
- LOW MAINTAINENCE GARDEN
- NO CHAIN
- MODERN KITCHEN
- ON STREET PARKING
- CALL HUNTERS NOW

Offers In The Region Of £130,000

HUNTERS®

HERE TO GET *you* THERE

Welcome to this SPACIOUS TWO BEDROOM MID TERRACE HOUSE, offered with NO CHAIN.

Ideally positioned a short walk from shops, amenities, Chesterfield Town Centre and train station. Within the catchment area of sought after schools.

PERFECT FOR FIRST TIME BUYERS.

Downstairs, this well presented property comprises a lounge opening into the dining room, modernised kitchen, a tiled, 3 piece suite bathroom, and a rear lobby.

Going upstairs there are 2 well proportioned bedrooms.

Gas central heating and uPVC double glazed windows.

Outside sees on street parking and a low maintenance rear garden.

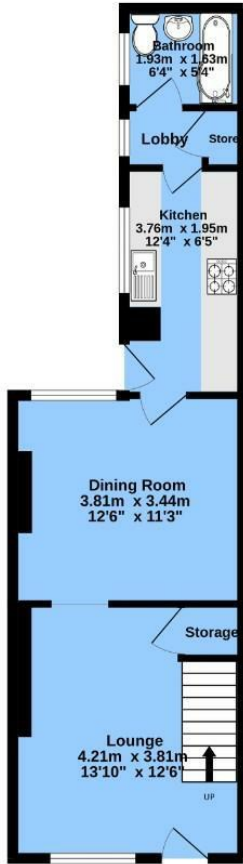
Don't miss out on viewing this property - call Hunters to book yours now!

FREEHOLD, Tax Band A, EPC Rating D.

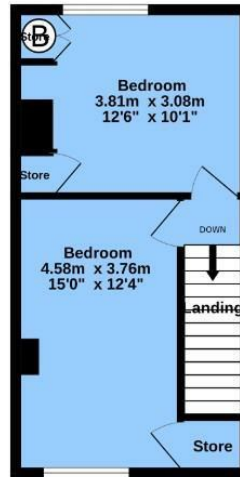




GROUND FLOOR
40.6 sq.m. (438 sq.ft.) approx.



1ST FLOOR
28.5 sq.m. (307 sq.ft.) approx.



TOTAL FLOOR AREA : 69.2 sq.m. (745 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			83
(69-80) C		60	
(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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