

## 31 Nesbit Street, Bolsover, Chesterfield, S44 6LW

- 2 DOUBLE BEDROOMS
- MODERN BATHROOM
- ON STREET PARKING
- TAX BAND A, EPC RATING E
- LOUNGE AND SEPARATE DINER
- EASY TO MAINTAIN GARDEN
- GREAT FOR FIRST TIME BUYERS
- CALL HUNTERS NOW

**Guide Price £120,000**

**HUNTERS®**  
HERE TO GET *you* THERE

**\*REDUCED FOR A QUICK SALE - GUIDE PRICE  
OF £120,000 TO £125,000\***

Welcome to this 2 BEDROOM TERRACED HOUSE, located in Bolsover. Ideally situated for Bolsover Secondary School, easy access to M1 & close to all local amenities including shops, pharmacy, hairdressers, restaurants & more in Bolsover Village plus the famous Bolsover Castle.

**PERFECT FOR FIRST TIME  
BUYERS/LANDLORDS.**

Downstairs, this property comprises of a lounge, separate dining room, and a kitchen.

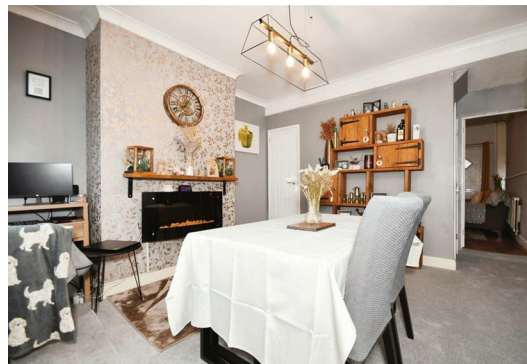
Going upstairs, there are 2 spacious double bedrooms, and a modern, 4 piece suite bathroom.

Gas central heating and uPVC double glazed windows.

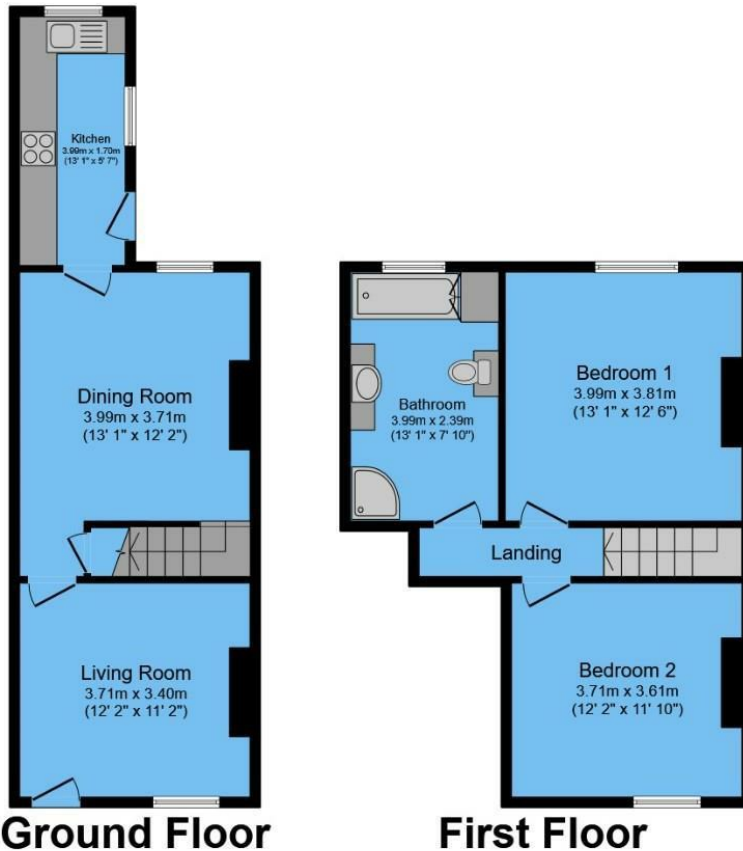
Outside there is an easy to maintain rear garden with patio area. On street parking.

Call Hunters to book your viewing now!

Freehold, Tax Band A, EPC Rating E.







Total floor area 81.2 m<sup>2</sup> (874 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.



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>71</b>
(55-68) <b>D</b>		<b>52</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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

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