

# SOLD

subject to contract



**19 Foljambe Road, Brimington, Chesterfield, S43 1DD**

**Offers In The Region Of £90,000**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

- GREAT FOR INVESTORS
- LOUNGE AND SEPARATE DINER
- SPACIOUS BATHROOM
- ON STREET PARKING

- IN NEED OF REFURB
- 2 BEDROOMS
- PATIO AT REAR
- CALL HUNTERS NOW

ATTENTION DEVELOPERS! On a suburban pedestrian street is this spacious two bedroom mid terrace property in need of refurbishment.

**\*NO UPWARD CHAIN - READY TO BUY NOW\***

Offering scope for an enhanced value following works, the property provides scope to create a superb starter home or investment property.

Located conveniently in the heart of Brimington, close to schools shops doctors, yet minutes drive away from the Chesterfield town centre Sheffield Road amenities and access to M1.

The accommodation comprises lounge, dining room and kitchen.

To the first floor of two well appointed bedrooms and large bathroom.

Gas central heating with combi boiler, and UPVC double glazing.

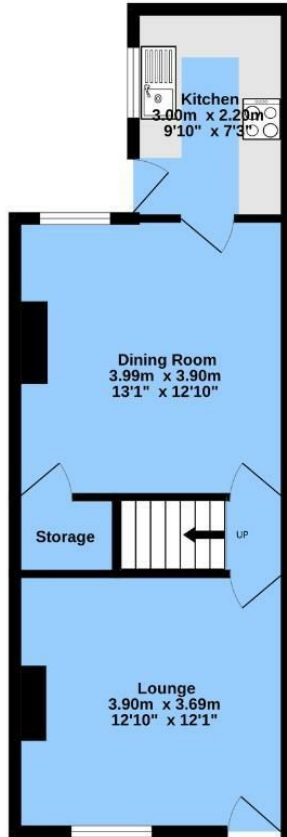
Low maintenance yard to the rear. Public parking, on a first come first serve basis, available close by.

Call Hunters to arrange your viewing today - phones answered 24/7.

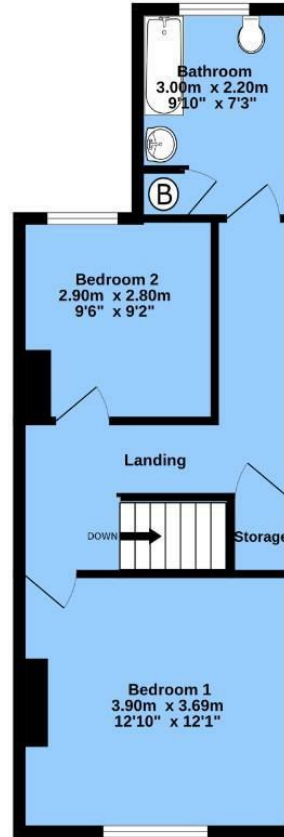
Freehold, Tax Band A, EPC Rating E.



GROUND FLOOR  
40.0 sq.m. (431 sq.ft.) approx.



1ST FLOOR  
40.1 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA: 80.1 sq.m. (862 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropack 6/2024

## 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) A			
(81-91) B			82
(69-80) C			
(55-68) D		53	
(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

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