



4 Fair View, Brockwell, Chesterfield, S40 4DJ

- NO CHAIN
- SPACIOUS LOUNGE DINER
- 3 PIECE SUITE SHOWER ROOM
- DETACHED GARAGE
- WELL PRESENTED
- 3 GOOD SIZED BEDROOMS
- PATIO AND GARDEN AT REAR
- CALL HUNTERS NOW

Guide Price £250,000 - £280,000

HUNTERS®
HERE TO GET *you* THERE

**** REDUCED FOR A QUICK SALE TO A LOWER
GUIDE PRICE OF £250,000 - £260,000****

**NO CHAIN, 3 BEDROOM DETACHED
BUNGALOW.** Situated in a popular location of
Brockwell, within catchment area of Outwood
Academy Secondary School & Brockwell Primary
school, close to all local amenities, within easy
reach of Town Centre, walking distance to the
"Hub" of Chatsworth Road restaurants,
hairdressers, pubs, cafes & more.

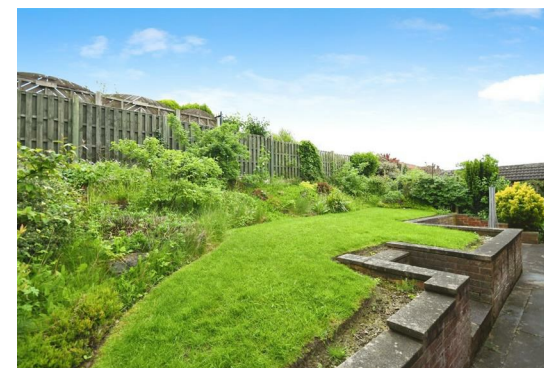
As you enter this property, you will find the hallway,
spacious lounge/diner, kitchen, 3 well proportioned
bedrooms, and a tiled, 3 piece suite shower room.

Gas central heating and uPVC double glazed
windows.

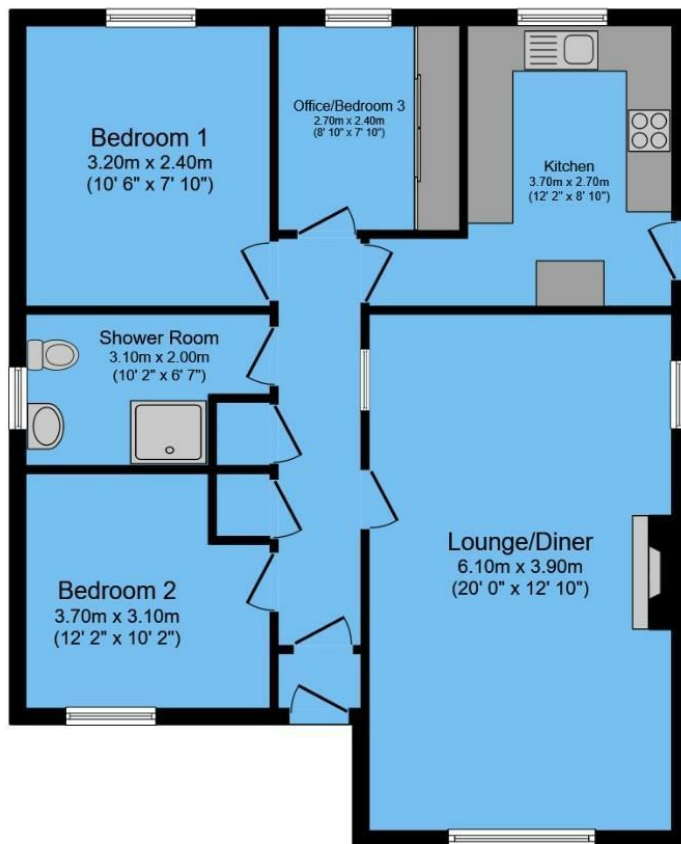
To the rear there is a patio area and lawn. At the
side of the property, there is a detached garage
and driveway parking.

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

Freehold, Tax Band C, EPC Rating D.







Total floor area 83.2 m² (895 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) A		84
(81-91) B		
(69-80) C		59
(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

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