



## 35 Vernon Road, Brampton, Chesterfield, S40 1EL

- 2 Double bedroom semi detached property
- OFFERED WITH NO CHAIN
- Modern fitted Kitchen with large pantry/store
- Large plot & rear gardens
- Gas central heating & uPVC double glazed
- Fantastic location in Brampton with great amenities on Chatsworth Road
- Entrance hall. Large Lounge
- 2 Double bedrooms, Modern bathroom
- Double driveway & space for garage (subject to permissions)
- MUST BE VIEWED!

**Offers In The Region Of £190,000**

**HUNTERS®**

HERE TO GET *you* THERE

Located in the popular area of Brampton & close to all the fantastic amenities of Chatsworth Road is this spacious 2 bed semi detached property.

Lovingly restored & redesigned over the last few years the property must be seen to see the quality on offer!

The entrance hall leads into the large double aspect lounge. There is a fitted kitchen with space for appliances and integrated cooking facilities. There is also a large pantry / store.

On the first floor are 2 DOUBLE BEDROOMS and a modern bathroom.

uPVC double glazed, gas central heating. Re-roofed in recent years.

Double driveway at the front and a shared inner access to a potential garage space subject to permissions.

At the rear is a larger than average garden with attractive patio areas and lawns.

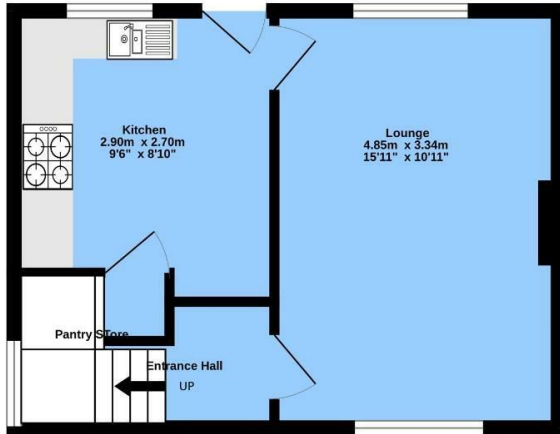
AVAILABLE WITH NO UPWARD CHAIN - call Hunters to view!

Freehold, Tax Band A, EPC Rating D.

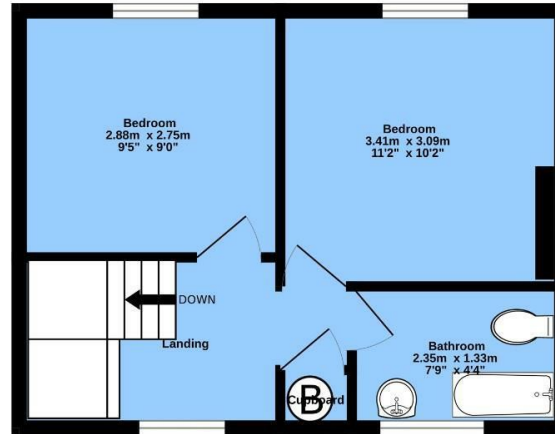




GROUND FLOOR  
31.0 sq.m. (334 sq.ft.) approx.



1ST FLOOR  
30.8 sq.m. (332 sq.ft.) approx.



TOTAL FLOOR AREA : 61.9 sq.m. (666 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		61	78
<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

### 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.



Unit 4, The Glass Yard Sheffield Road, Chesterfield, S41 8JY  
Tel: 01246 540540 Email:  
Chesterfield@hunters.com <https://www.hunters.com>