

## 62 Newbold Road, Newbold, Chesterfield, S41 7PW

- DECORATED BY CURRENT OWNERS
  - 3 GOOD SIZED BEDROOMS
  - FRONT AND REAR GARDENS
  - TAX BAND A EPC RATING D
- BAY FRONTED LOUNGE
  - FAMILY BATHROOM
  - ON ROAD PARKING
  - CALL HUNTERS NOW

**Price £240,000**

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

Take a look at this spacious, Edwardian three bedroom property, packed full of original features with bay fronted lounge and front and rear gardens.

Situated in a popular location of Chesterfield, in close proximity to the town centre amenities, commuter links and train station.

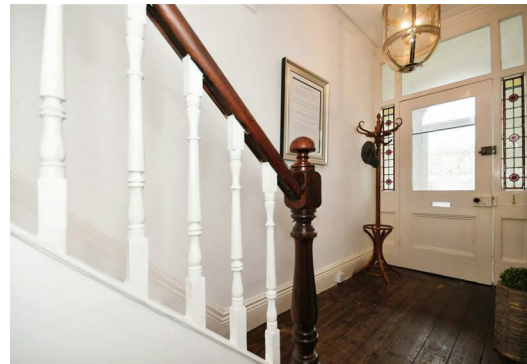
Uplifted & decorated by the current owners, the ground floor consists of; entrance hallway, lounge, this principal reception room is not only spacious but benefits from a large bay window allowing light to flood through. Dining room, this spacious room would easily accommodate a large dining suite and sits in the heart of the home. The kitchen benefits from a range of wall/base units and has access to the rear garden.

The first floor comprises; bedroom one with rear facing window, this room easily accommodates a double bed with fitted wardrobes, bedroom two, another double room with views to the front of the property, Bedroom three, a further double bedroom with views to the rear garden and a family bathroom with WC, hand wash basin and bath.

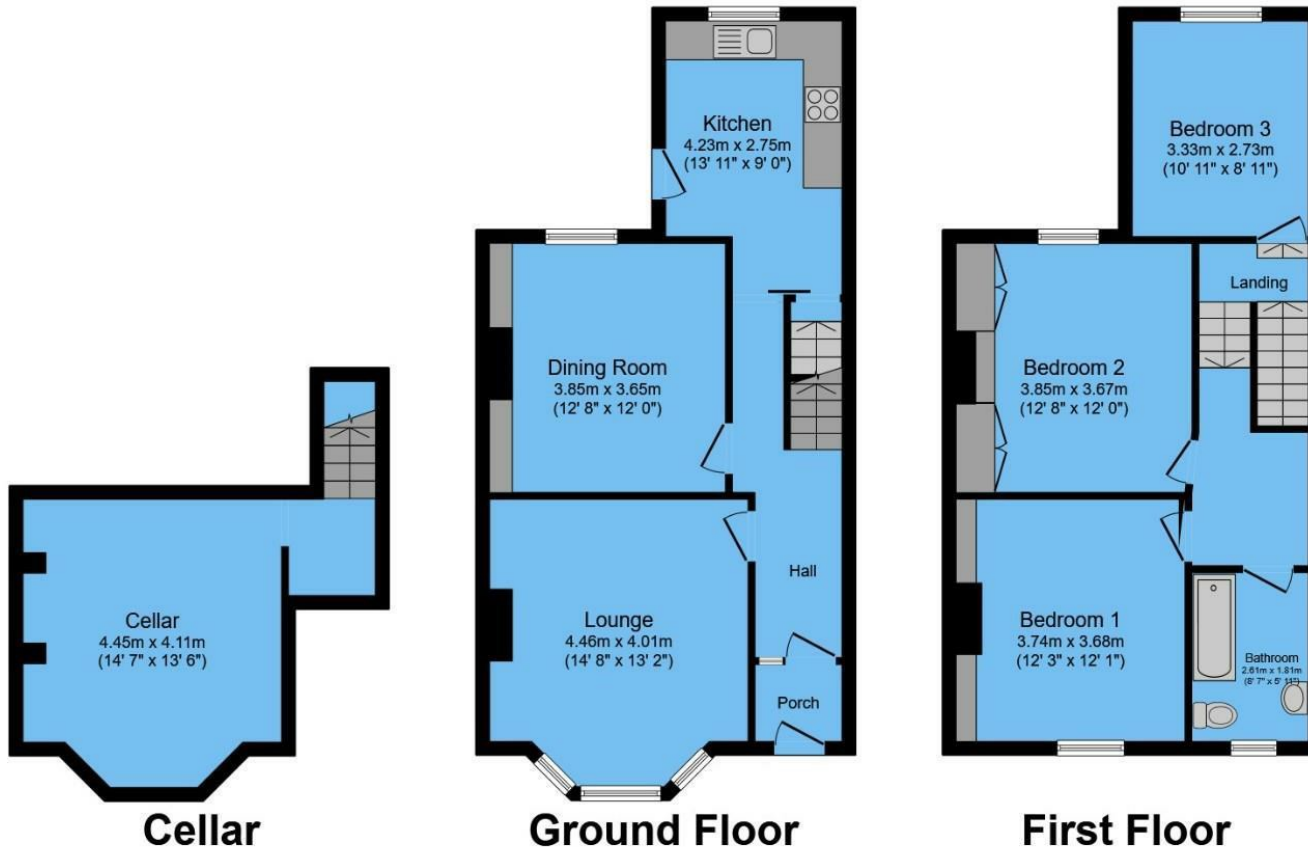
The outside space includes front garden and rear garden with lawn and patio area and brick built storage. On road parking.

FREEHOLD - COUNCIL TAX BAND A - EPC RATING D

VIEWINGS BY APPOINTMENT ONLY - BOOK YOURS NOW - CALL HUNTERS, PHONES ANSWERED 24/7.

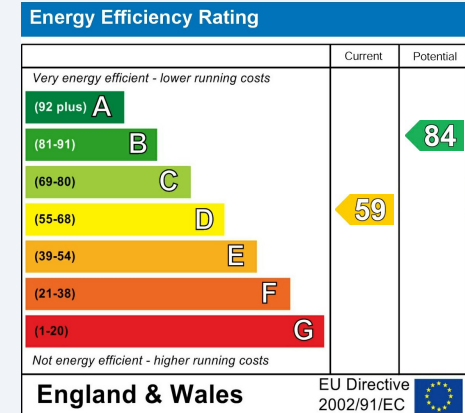






## ENERGY PERFORMANCE CERTIFICATE

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.



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.

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Total floor area 124.0 sq.m. (1,335 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.



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