

# SOLD

subject to contract



## 20 Quantock Way, Loundsley Green, Chesterfield, S40 4LL

- NO UPWARD CHAIN
- SPACIOUS LOUNGE WITH SLIDING DOORS
- ASTROTURF REAR GARDEN
- TAX BAND B, EPC RATING D
- IN NEED OF MODERNISING
- 3 WELL PROPRTIONED BEDROOMS
- ON STREET PARKING
- CALL HUNTERS NOW

**Offers In The Region Of £200,000**

**HUNTERS®**

HERE TO GET *you* THERE

Welcome to this NO CHAIN, 3 BEDROOM SEMI DETACHED HOUSE located in Loundsley Green.

Sought after residential area to the West of Chesterfield, close to local amenities & popular schools.

Downstairs you will find: the entrance hall, spacious lounge with sliding doors onto the rear garden, and kitchen diner.

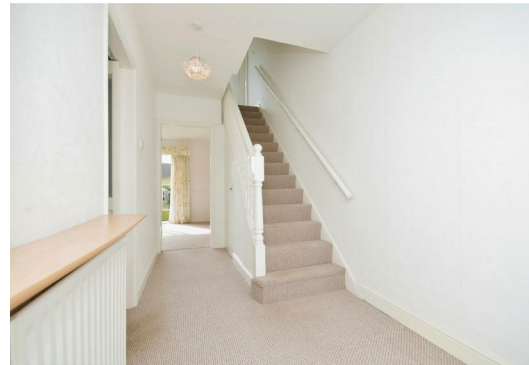
Going upstairs, there are 3 well proportioned bedrooms and a 3 piece suite shower room.

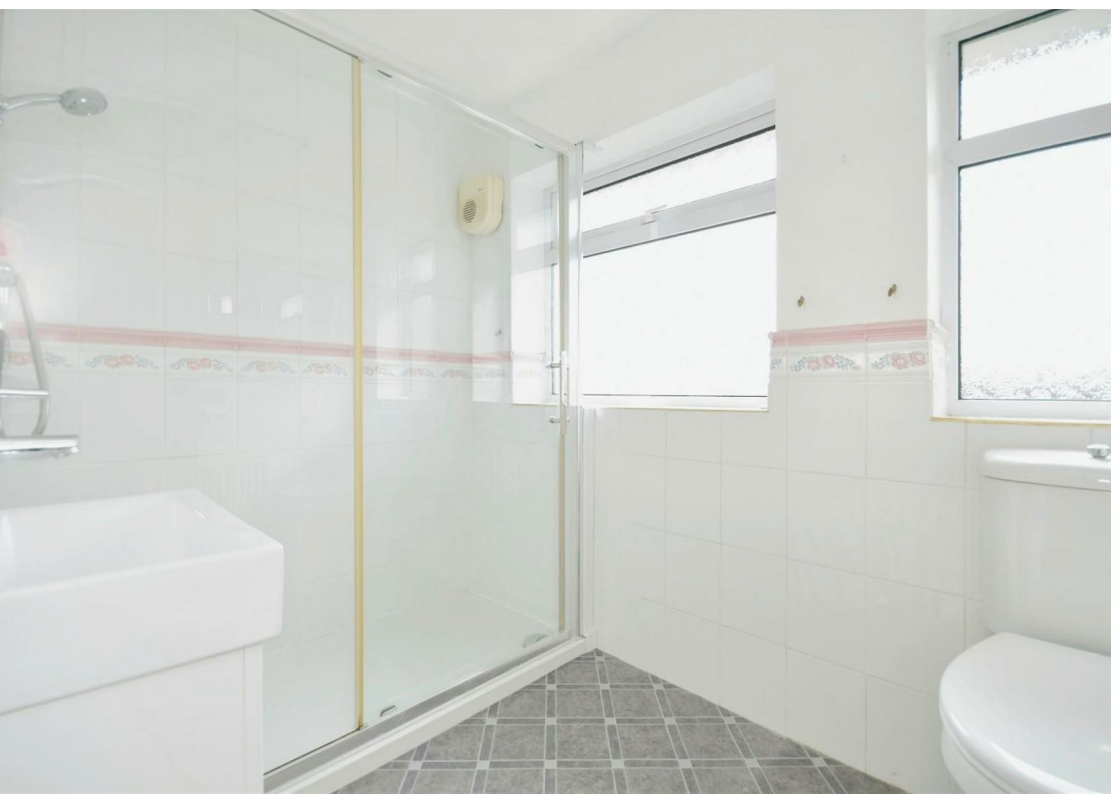
Gas central heating (combi boiler) and uPVC double glazed windows.

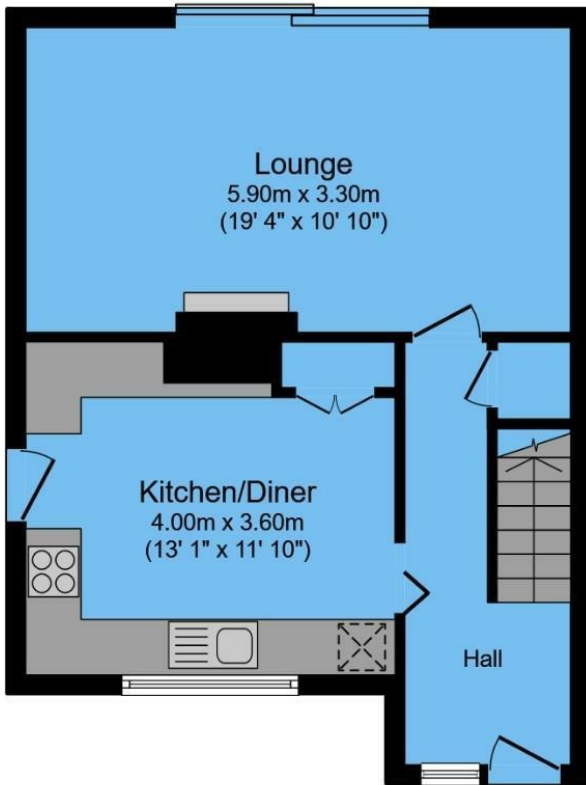
Outside sees a rear garden with astroturf and lawn to the front with on street parking.

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

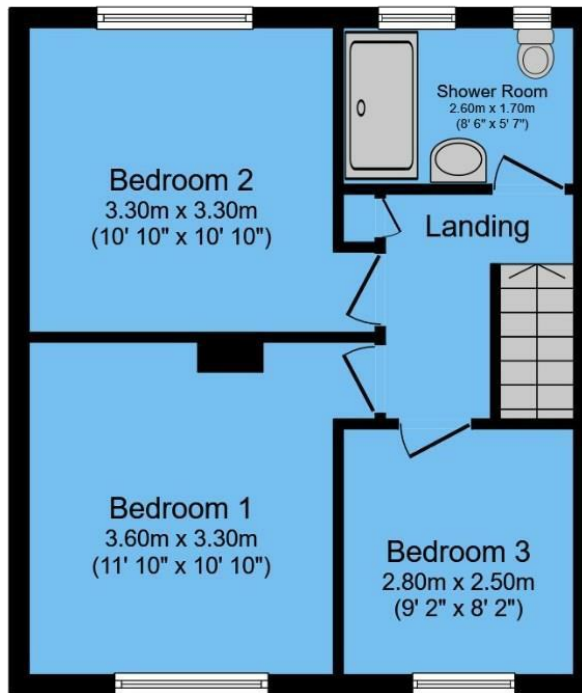
Freehold, Tax Band B, EPC Rating D.







**Ground Floor**



**First Floor**

Total floor area 84.3 m<sup>2</sup> (908 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			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
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

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